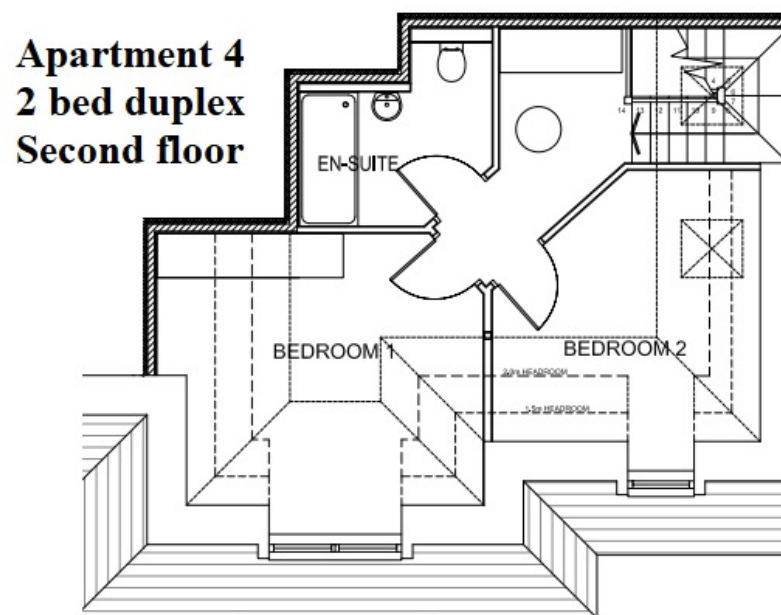
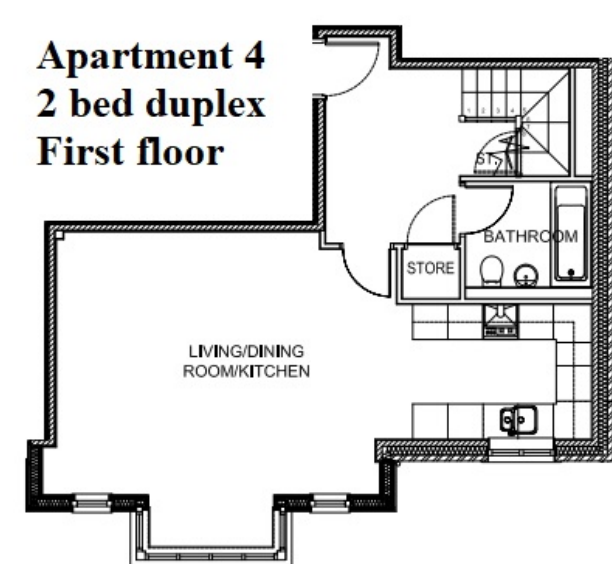


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	93	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Viewing by appointment with our New Homes Department - 020 8658 1155

Apartment 4, 2 Bromley Avenue, Bromley BR1 4BQ

**£535,000 Leasehold**

- STUNNING - LAST REMAINING UNIT
- Brand new high specification
- Luxury kitchens & bathrooms
- Parking with EV charging provision
- Ready for immediate occupation
- 2 bedroom duplex
- Amtico Flooring
- 10 year Build Warranty

**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
For further details please visit our website - [www.proctors.london](http://www.proctors.london)





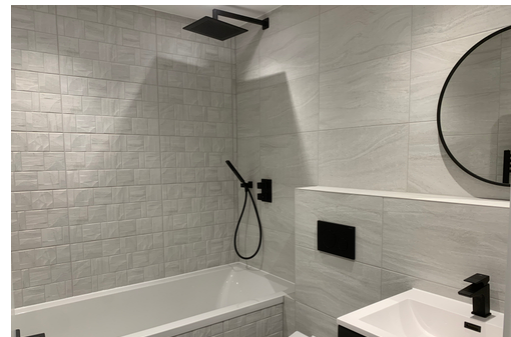
## Apartment 4, 2 Bromley Avenue, Bromley BR1 4BQ

**\*\* LAST REMAINING UNIT - To view, please contact Proctors Park Langley Office \*\*** Spacious high specification duplex apartment on the first and second floors with BRIGHT SOUTHERLY ASPECT. Fabulous open plan kitchen/living room having designer fitted kitchen with quartz worktops and integrated appliances. Generous entrance hall, luxury second bathroom and stairs to TWO BEDROOMS on second floor plus shower room arranged off landing with cleverly designed wardrobes. This exclusive block of brand new apartments, built by local company Silverstone Home, is situated on Bromley Avenue which is a quiet and leafy area with easy access to central Bromley. Ready for immediate occupation with dedicated parking space and shared EV charging provision.

Please call our New Homes Department on 020 8658 1155.

### Location

Bromley Avenue will be found off Highland Road, in turn, off Beckenham Lane. This is a popular residential area and the property is situated, between the junctions with Madeira Avenue and Grasmere Road. Shortlands Station is approximately three-quarters of a mile away and Ravensbourne Station is a similar distance. Bromley High Street with The Glades shopping centre and a wide range of other amenities including Bromley South Station (Victoria/Blackfriars) is approximately a mile away.



### Duplex Apartment

#### Apartment 4

- \* 2-Bedrooms
- \* En-suite & Bathroom

Total Approx Floor Area 87.0 Sq.M (940 Sq.Ft.)

#### Kitchen

- \* Hacker kitchen units
- \* Quartz worktops
- \* Neff appliances
- \* Amtico flooring

#### Bathrooms

- \* Porcelanosa tiling
- \* Porcelanosa fittings

#### Special Features

- \* Double glazed windows
- \* Contemporary style doors
- \* Amtico flooring
- \* Carpet to bedrooms
- \* Underfloor heating
- \* Fitted wardrobes to bedrooms
- \* BT fibre & CAT 5 cabling

#### Security & Accessibility

- \* CCTV security
- \* Alarm
- \* Video entry system

### Plumbing and heating

- \* Vaillant gas boilers
- \* Underfloor heating
- \* Individual thermostats to all rooms

### Parking & Storage

- \* Private parking space per flat
- \* 2 Shared electric charge points
- \* Additional visitor's parking space
- \* Secure bicycle store
- \* Bin store

### Additional Information

#### Lease

balance of 250 year lease - to be confirmed

#### Ground Rent

£300 per annum - to be confirmed

#### Maintenance

£1,600 per annum - to be confirmed

#### Council Tax

London Borough of Bromley - Banding to be confirmed

Please visit: [bromley.gov.uk/council-tax/council-tax-guide](https://www.bromley.gov.uk/council-tax/council-tax-guide)

#### Utilities

MAINS - Gas, Electricity, Water and Sewerage

### Broadband and Mobile

To check coverage please visit [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

### Agent's note:

Details of lease, maintenance etc. should be checked prior to exchange of contracts.

A Predicted Energy Assessment is given for properties marketed when they are incomplete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, this rating will be updated and an official Energy Performance Certificate will be created for the property.