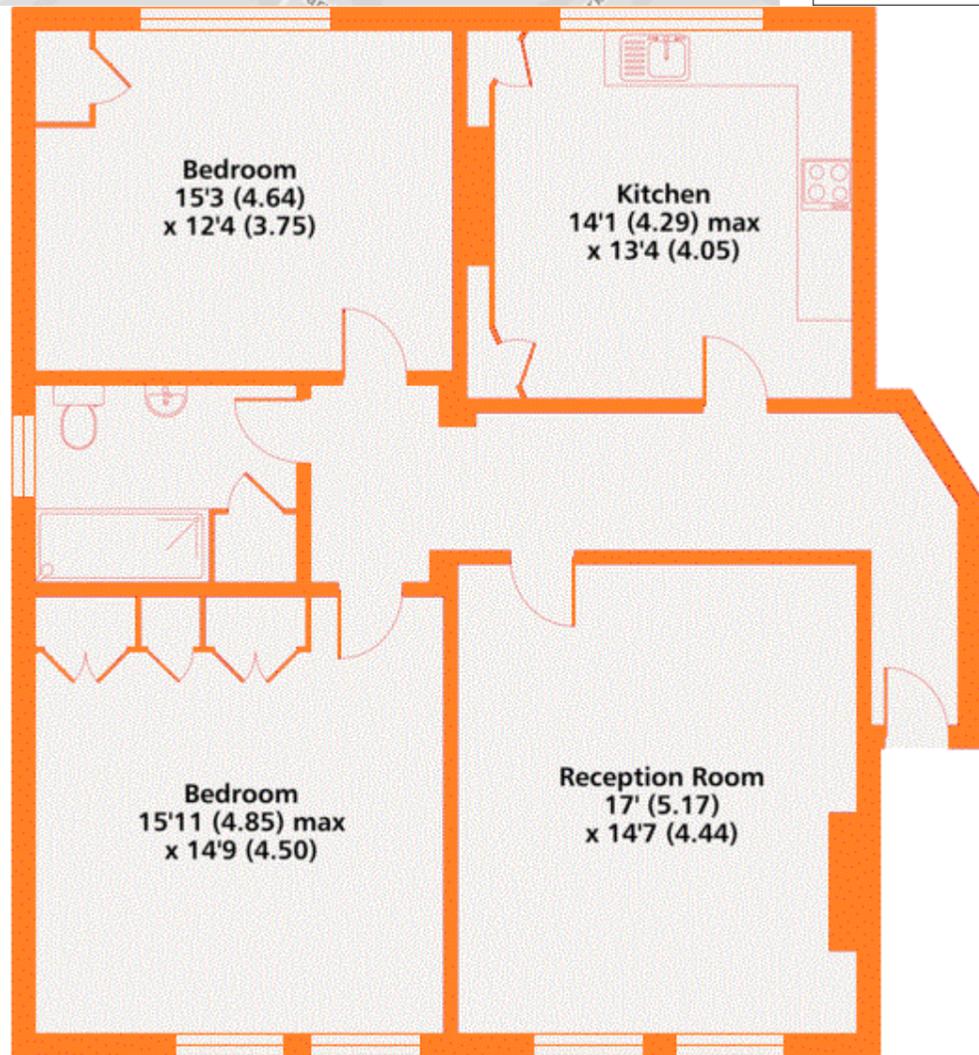


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	82
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor

Approximate Area = 1120 sq ft (104 sq m)

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 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



Viewing by appointment with our Beckenham Office - 020 8650 2000

Flat E Mayfield House, 4 Kingswood Road, Bromley, Kent BR2 0HQ £529,000 Share of Freehold

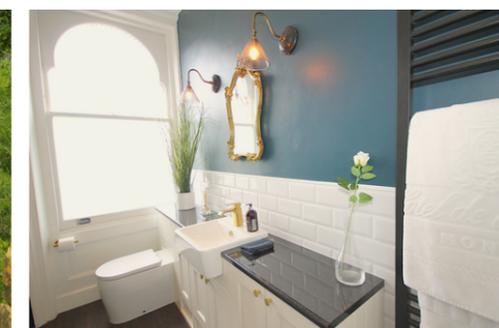
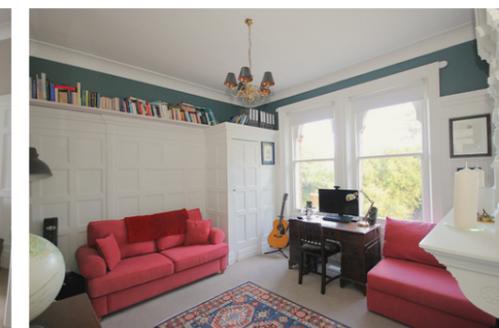
- 'Chain Free' Stunning period conversion
- Two double bedrooms
- First floor apartment
- Beautifully redecorated & modernised
- Wealth of character
- Gas central heating & double glazed
- Sought after location
- Allocated parking & communal gardens

Flat E Mayfield House, 4 Kingswood Road, Bromley, Kent BR2 0HQ

This 'Chain Free' Victorian residence built in 1851 and now converted into apartments retains much of the original character including high ceilings, internal doors, fireplaces, arched windows (replaced with sash sealed unit double glazed in wooden frames) together with many rooms with original panelling and built-in cupboards only adds to the appeal, having been tastefully redecorated in rich colours the spacious, accommodation comprises a sitting room, kitchen/breakfast room, two spacious double bedrooms, the second with a fireplace and panelling. A sympathetic re-modelled shower room with brass fittings. Modern benefits include security entry system, gas radiator central heating, timber framed sealed unit double glazed sash windows, fitted carpets, coved cornices and picture rails. Outside is a allocated single parking space, use of communal gardens, sun terrace and BBQ area. There is also a useful basement storage area.

Location

Set back from the road and set within considerable mature grounds. Found in the section of Kingswood Road, between Green Close and the junction with Church Road this property is conveniently located for Shortlands Station (Victoria/Blackfriars and Bromley South). The station and Shortlands Village shops are both less than half a mile away whilst Bromley Town Centre is about a mile away with the Churchill Theatre, The Glades Shopping Centre, cinemas and stations. Beckenham High Street offers a range of shops, restaurants and other amenities, and from Beckenham Junction Station there are trains to Victoria as well as trams to Croydon and Wimbledon. The area is well catered for schools for all ages and there are many parks close at hand.



Ground Floor

Impressive Original Entrance Hall

Easyrise Staircase to

First Floor

Own Entrance door to

Spacious Entrance Hall

two wall light points, high level cupboard houses electric meter and fuse box

Reception Room

5.17m x 4.44m (17'0" x 14'7") wealth of character wall panelling, period fireplace, tiled hearth and slips, gas fire (never been used so we would recommend a sweep/inspection) ornate surround and mantle with mirror, 3/4 panelled walls, integrated shelves and cupboards, two sealed unit double glazed timber framed arched sash windows to rear with views over communal gardens

Kitchen/Breakfast Room

4.29m x 4.05m (14'1" x 13'3") range of base cupboards, granite worktops, under counter butler sink with mixer tap, inset 4 ring induction ceramic hob, oven under, 3/4 paneled walls, two arched sash windows to front, integrated fridge/freezer, dishwasher, pull out corner unit, washing machine and tumble dryer, built-in corner cupboards, corner cupboard houses Vaillant boiler and gas meter, ornate fireplace, mantle and mirror, downlights, painted wooden floor

Main Bedroom

4.85m x 4.50m (15'11" x 14'9") lovely spacious room to the rear overlooking the gardens, two deep arch sash windows to rear, range of wardrobes with shelved, hanging and drawer units

Bedroom 2

4.64m x 3.75m (15'3" x 12'4") lovely room, two sash windows to front, 3/4 panelled walls, integrated fireplace, ornate surround, mantle and mirror, cupboard and shelves, further built-in wardrobe/cupboard, coved cornice, fitted carpets

Shower Room

large fully tiled walk-in shower, glazed screen to front, vanity surface, inset wash basin with mixer tap, cupboards below, toilet with concealed cistern, partly tiled walls, arched frosted sash window to side, two wall light points, downlights, built-in cupboard houses hot water cylinder

Outside

Communal Garden

BBQ area, patio, communal under house cellar storage

Parking

gravelled drive leads to allocated residents off street parking for one car to the front

Lease Details

Lease

share of freehold - lease is 999 years from 25th March 1974 - 948 years remaining

Service Charge

the service charge is £160 per calendar month, paid on the 1st of each month, £1920 per annum this includes house insurance, window cleaning, gardening, fire alarm servicing, repairs as agreed (no formal invoices raised)

Ground Rent

the ground rent is nil

Additional Information

Council Tax
London Borough of Bromley - Band D
Please visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage

