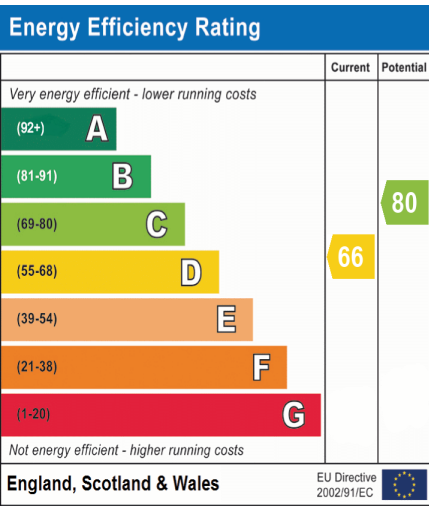




Viewing by appointment with our Bromley Office - 020 8460 4166

## Flat 9, 57-59 London Lane, Bromley, Kent BR1 4HF

### £360,000 Leasehold

- Two Double Bedrooms
- Period Features
- Communal Gardens
- Close To Popular Schools
- First Floor Conversion Flat
- High Gloss Kitchen
- Allocated Parking
- Refitted Bathroom

**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.  
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## Flat 9, 57-59 London Lane, Bromley, Kent BR1 4HF

Delightful two double bedroom period conversion set on the first floor of this popular development. The property has a large lounge with plenty of natural light and enjoys a south facing aspect, opens into a modern high gloss fitted kitchen with built in appliances, two generous double bedrooms which over look the communal garden. The bathroom has been refitted with a white suite and tiled walls and flooring. Gas fired central heating, period features, double glazing and share of freehold. Other benefits include allocated parking and wonderful high ceilings.

### Location

Situated on the corner of London Lane and Kinnaird Avenue. The nearest station is Sundridge Park serving Lewisham for the DLR, London Bridge, Charing Cross, and Cannon Street. Local shops can be found in Plaistow Lane, whilst bus services in London Road provide access to Bromley Town Centre.



### Ground Floor

#### Communal Entrance

Entry phone system, stairs to first floor.

### First Floor

#### Hallway

Hardwood door into:-

#### Lounge

5.52m x 4.29m (18' 1" x 14' 1") Double glazed bay window to front, radiator, coved cornice, picture rail, radiator, opens into:-

#### Kitchen

2.81m x 2.85m (9' 3" x 9' 4") Grey wall and base units, worktops over, 5 ring gas hob, extractor hood, drawers, wine cooler, space for washing machine and fridge freezer, integrated microwave, integrated oven, sink and mixer tap, under pelmet lighting, tiled flooring, coved cornice.

#### Bedroom 1

4.43m x 4.25m (14' 6" x 13' 11") Double glazed bay window to rear, coved cornice, picture rail, Vaillant combi boiler, radiator.

#### Bedroom 2

4.15m x 2.90m (13' 7" x 9' 6") Double glazed window to rear, picture rail, radiator.

#### Bathroom

1.52m x 1.78m (5' 0" x 5' 10") Window to front, bath with shower over, wash hand basin, low level w/c, storage under basin, coved cornice, tiled walls and flooring, heated towel rail.

### Outside

#### Communal Gardens

Well kept communal gardens to the rear.

#### Parking

Off street parking - one allocated parking space to the front.

### Additional Information

#### Tenure

Lease - 999 years from 2nd May 1984 - Approx. 958 years remaining - TBC  
Maintenance/Service Charge - £1630 per year TBC  
Ground Rent - Nil, TBC



#### Council Tax

London Borough of Bromley Band C  
For the current rate please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Broadband and Mobile

For Broadband coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).  
For Mobile coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

#### Agents Note

Details of lease, maintenance etc, should be checked with your legal representative prior to exchange of contracts.

