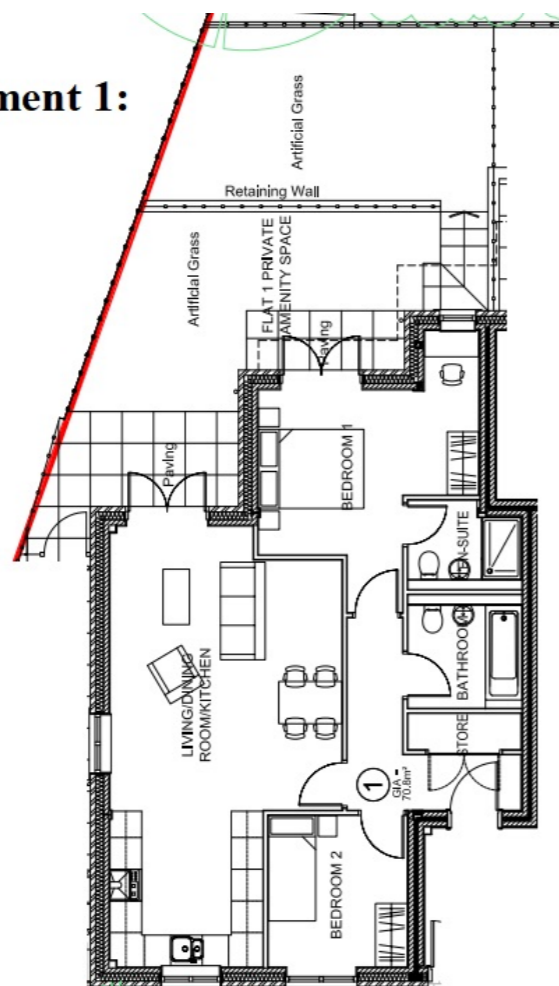


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
A (82+)	94	A (82+)	91
B (81-81)		B (81-81)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (<20)		G (<20)	
Not energy efficient - higher running costs			
England, Scotland & Wales			

**Apartment 1:  
2 bed**



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

**No. 1, 2 Bromley Avenue, Bromley, Kent BR1 4BQ**  
**£535,000 Leasehold**

- Brand new high specification
- Luxury kitchens and bathrooms
- Parking with EV charging provision
- Completion due autumn 2024
- 2 bedroom apartment with private garden
- Amtico Flooring
- 10 year Build Warranty
- Please call for appointment to view

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)



## No. 1, 2 Bromley Avenue, Bromley, Kent BR1 4BQ

Please call to arrange an appointment to view.

Simply Stunning! Bromley Avenue is an exclusive development currently under construction to the highest specification by local development company Silverstone Homes. This new development of just five 2 and 3 bedroom luxury apartments, located in a beautiful, quiet and leafy area, will be ready for occupation autumn 2024.

As standard, each apartment is provided with a designer kitchen, quartz worktops, and integrated appliances. Ground floor apartments have their own private garden areas.

Each apartment will have a dedicated parking space and there will be shared EV charging provision.

With one apartment already reserved, we are pleased to be able to offer for sale; two ground floor apartments with private garden space, and two (1st and 2nd floor) duplex apartments.

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.



### Apartment 1 - Ground Floor

- \* 2-Bedrooms
  - \* Private garden
  - \* En-suite & Bathroom
- Total Approx Floor Area 74.0 Sq.M (800 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

### 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.

