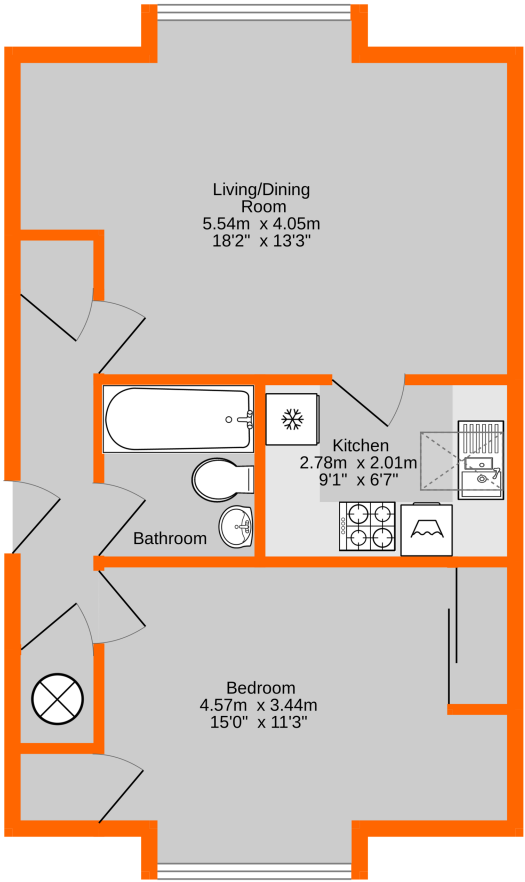


| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | | EU Directive 2002/91/EC |

Top Floor Flat
49.4 sq.m. (531 sq.ft.) approx.



TOTAL FLOOR AREA : 49.4 sq.m. (531 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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



George Proctor & Partners trading as Proctors



Viewing by appointment with our West Wickham Office - 020 8460 7252

Flat 10 Whitley Court, 84 Westmoreland Road, Bromley BR2 0QT Chain Free £240,000 Leasehold

- One Bedroom 2nd (Top) Floor Flat.
- 18' 2" x 13' 3" Living/Dining Room.
- Kitchen With Built in Oven & Hob.
- Parking To Rear Via Electric Gates.
- 0.7 Mile Bromley High Street.
- 15' x 11' 3" Bedroom With Fitted Wardrobe.
- White Suite Bathroom.
- Communal Grounds Laid Mainly To Lawn.

www.proctors.london

Flat 10 Whitley Court, 84 Westmoreland Road, Bromley BR2 0QT

CHAIN FREE one bedroom second (TOP) floor purpose built flat in this development built by Whelan Homes, with a front aspect from the living/dining room and the double bedroom overlooks the rear communal grounds. About 0.7 of a mile from Bromley South Station and High Street and a short walk from shops at the junction of Westmoreland Road and Pickhurst Lane. South Hill Woods is off South Hill Road. Kitchen with grey painted fitted units and drawers, granite effect work surfaces, a Tecnik gas hob and Ignis electric oven. White suite bathroom and fitted wardrobe with two mirror fronted sliding doors to the bedroom. Heating via radiators with a Heatrae Sadia electric boiler and double glazing. Entry phone security system, communal grounds laid mainly to lawn with trees and shrubs, a bin store and parking to the rear of the development, approached via electrically operated gates.

Location

Whitley Court is in the section of Westmoreland Road between South Hill Road and Cumberland Road. There are local shops at the junction of Westmoreland Road and Pickhurst Lane and bus services including the new Superloop pass along Westmoreland Road with routes to Bromley High Street, about 0.7 of a mile away, with The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London Victoria. Local schools include the sought after Highfield Infant and Juniors and St Mark's Primary school.



Ground Floor

Communal Entrance

Via entryphone and communal outer door with carpeted communal hallway and staircase to own front door on second floor

Second Floor

Hallway

3.99m x 0.88m (13' 1" x 2' 11") Radiator, entry phone handset, cupboard housing hot water tank and Heatrae Sadia electric boiler installed October 2024, storage cupboard housing consumer unit

Living/Dining Room

5.54m into recess reducing to 4.54m (14' 11") x 4.05m into dormer (18' 2" x 13' 3") Double glazed front dormer window installed April 2025, coving, radiator, eaves cupboard housing gas meter, door to:

Kitchen

2.78m x 2.01m (9' 1" x 6' 7") Appointed with grey painted fitted wall and base units and drawers, granite effect laminate work surfaces, white 1 1/2 sink and drainer with a mixer tap, plumbing/space for washing machine, built in Ignis electric oven and Tecnik gas hob with a Blanco extractor unit above, space for fridge/freezer, wall tiling between work surface and wall units, double glazed side Velux window in a wooden frame

Bedroom

4.57m including fitted wardrobe x 3.44m into rear dormer (15' 0" x 11' 3") Double glazed rear dormer window installed April 2025, radiator, coving, shelved storage cupboard, fitted wardrobe with two mirror fronted sliding doors

Bathroom

2.01m x 1.64m (6' 7" x 5' 5") White suite of bath with a chrome mixer tap/hand shower, pedestal wash basin and low level w.c., radiator, tiled walls, extractor fan

Outside

Communal Gardens

To front and rear laid mainly to lawn, with shrubs and trees

Parking

Parking to rear of development accessed via electric double gates.

Additional Information

Lease

125 Years (less the last ten days) from 25 December 1995 - To Be Confirmed

Maintenance

£2,030.09 December 2024 - December 2025 - To Be Confirmed

Ground Rent

Currently £120 per annum. Increasing during the third twenty five year period of the term to £160 per annum, increasing during the fourth twenty five year period of the term to £200 per annum and increasing for the remainder of the term to £240 per annum - To Be Confirmed

Agent's Note

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

Council Tax

London Borough of Bromley - Band E

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage