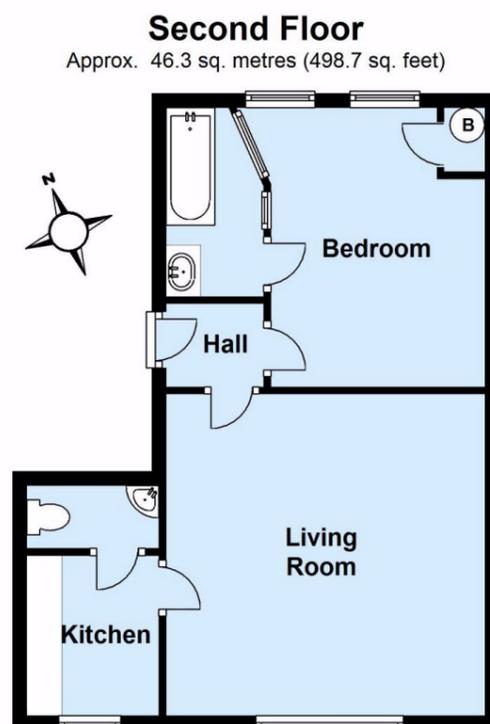


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	78
		EU Directive 2002/91/EC	



Total area: approx. 46.3 sq. metres (498.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.  
 Plan produced using The Mobile Agent.

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)



Viewing by appointment with our Shirley Office - 020 8777 2121

36c Bromley Grove, Bromley, Kent BR2 0LN

£1,150 pcm

- 1 Bedroom
- En Suite Bathroom
- Double Glazing & Central Heating
- Separate Cloakroom
- First Floor Conversion Flat
- Fitted Kitchen
- Close to Shortlands Station
- Immediately Available

## 36c Bromley Grove, Bromley, Kent BR2 0LN

A first floor 1 bedroom conversion flat, good sized living room, fitted kitchen, cloakroom, bedroom with en-suite bathroom, fitted carpets, double glazed windows, gas fired radiator central heating.

### Location

A great location close to Shortlands Village with its local shops, parks and Shortlands station with its fast and frequent services to Victoria and Blackfriars and beyond is within half a mile. Both Beckenham and Bromley town centres are a short drive away or a bus journey with services along both Shortlands Road and Scott's Lane.



### Ground Floor

#### Entrance Lobby

stairs to:

### First Floor

#### Entrance

radiator, fitted carpet, doors to:

#### Lounge

14' 7" x 15' 4" (4.45m x 4.67m) sash windows to front, coved ceiling, picture rail, two radiators, fitted carpet.

#### Kitchen

7' 7" x 5' 10" (2.31m x 1.78m) single drainer stainless steel sink unit set in a fitted range of worktops, wall/base units and drawers, fitted electric hob, oven and hood, ceramic tiled walls and flooring, sash window to front, door to:

#### Cloakroom

Matching fitted white suite, low flush WC, wash hand basin, ceramic tiled walls and flooring, radiator.

#### Bedroom

13' 2" x 8' 11" (4.01m x 2.72m) sash windows to rear, coved ceiling, cupboard housing gas central heating boiler, fitted carpet, door to:

#### En-Suite Bathroom

Matching fitted white suite comprising panelled bath with mixer tap, shower and shower screen, wash hand basin, ceramic tiled walls and flooring, radiator

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Bromley Band C.

#### Utilities

MAINS - Gas, Electricity, Water and Sewerage.

#### Broadband and Mobile

To check coverage please visit

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Permitted Tenants Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT.

(Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within

15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST) £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT'S REQUEST) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs

associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL

To make payments towards Energy Efficiency improvement under a Green Deal charge (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

Other Permitted Payments:

- Rent
- Utilities and council tax/TV licence
- Communication services, cable, satellite, installation and subscription
- Default fees
- Any other permitted payments, not included above, under the relevant legislation including contractual damages

TENANT PROTECTION

Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website [www.proctors.london](http://www.proctors.london) or by contacting us direct.

