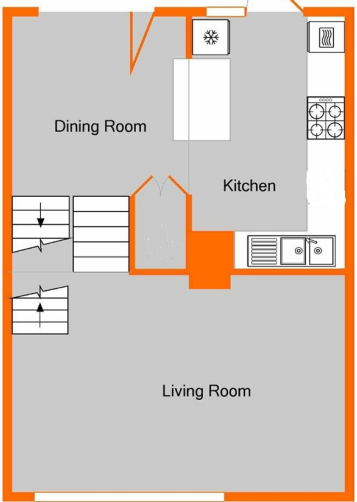
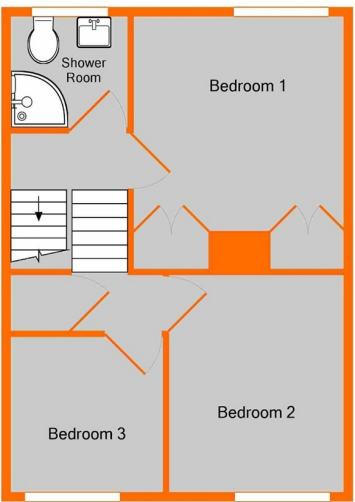


Ground Floor  
Approx. Floor Area 338 Sq.Ft. (31.4 Sq.M.)



1st Floor  
Approx. Floor Area 441 Sq.Ft. (41.0 Sq.M.)

Garage Sq.M Included In Total Approx Floor Area  
Total Approx. Floor Area 1221 Sq.Ft. (113.4 Sq.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2018



2nd Floor  
Approx. Floor Area 442 Sq.Ft. (41.0 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 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 Bromley Office - 020 8460 4166

## 7 Bidborough Close, Bromley, Bromley BR2 9DW

### £2,200 pcm Freehold

- 🏠 Available Mid November, Part Furnished
- 🏠 Three Bedrooms
- 🏠 New Luxury Kitchen
- 🏠 Garden, Garage
- 🏠 Mid Terrace Townhouse
- 🏠 Sitting Room, Dining Room
- 🏠 Shower Room, Cloakroom
- 🏠 Gas CH, Double Glazing



7 Bidborough Close, Bromley, Bromley BR2 9DW

Available Mid November Part furnished. This is a three bedroom mid terrace split level townhouse. Accommodation comprises, enclosed entrance porch, hall, cloakroom, fitted kitchen with built in appliances, dining room with bi folding doors opening onto rear garden, sitting room, main bedroom with built in wardrobes, two further bedrooms and a shower room. Features of the property include gas central heating by radiators and double glazing. Outside there is a single integral garage and driveway to the front and a mainly lawned 44' rear garden with paved patio area and storage shed. Ideal for popular local schools including Pickhurst.

Location

Situated in this close just off Barnhill Avenue. Nearby buses provide East access to Bromley and Beckenham centres. Bromley High Street and Bromley South Station are about one mile away. Local shops are available in Letchworth Drive and Westmoreland Road.



Ground Floor

Enclosed Porch

2.84m x 1.47m (9' 4" x 4' 10") Via double glazed door including cupboard with tiled floor, storage cupboard, low level bin cupboard and wall mounted combi boiler, double glazed front window and door to hall

Hall

4.90m x 1.88m (16' 1" x 6' 2") Upright column radiator, staircase up to dining room, door to lobby with door to garage, coat/storage cupboard, under stairs recess with a quarry tiled floor

Cloakroom

1.65m x 0.81m (5' 5" x 2' 8") Double glazed front window, white Laufen low level w.c. and wash basin with a chrome mixer tap, two chrome ceiling downlights

First Floor

Dining Room

3.05m x 2.84m (10' x 9' 4") Double glazed bi folding doors to garden, upright column radiator, wood block flooring in a herringbone design, deep double store cupboard with shelves, tank, staircase up to the living room, opening to kitchen

Kitchen

3.96m x 2.24m (13' x 7' 4") Double glazed window and door to rear, fitted range of luxury wall and base cupboards with wood strip work surfaces over inset stainless steel one and a half sink and drainer, part tiled walls, inset stainless steel five burner gas hob with extractor hood over, built in double oven and microwave, built in dishwasher and washing machine, fridge freezer, down lighters, tiled floor

Sitting Room

5.46m x 3.45m (17' 11" x 11' 4") Wide double glazed front window, two upright column radiators, staircase up to landing

Second Floor

Landing

Bedroom 1

3.40m x 3.35m (11' 2" x 11' plus wardrobes) Double glazed rear window, radiator, two built in double wardrobes

Shower Room

1.93m x 1.88m (6' 4" x 6' 2") Double glazed rear window, appointed with a white suite of tiled corner shower with a chrome shower and controls, white shower tray, a glass sliding door and screen, wash basin with a chrome mixer tap, basin, four drawer, vanity and a concealed toilet. Villiers and Park

tiled walls, chrome ceiling downlights, tiled floor with underfloor heating, chrome heated towel rail

Landing 2

Storage cupboard

Bedroom 2

3.45m x 2.87m (11' 4" x 9' 5") Double glazed front window, radiator

Bedroom 3

2.46m x 2.44m (8' 1" x 8') Double glazed front window, radiator

Outside

Rear Garden

13.41m x 5.49m (44' x 18') Paved terrace to rear of house, outside tap, shrub borders, lawn area, rear access gate, brick built shed

Garage

5.11m x 2.51m (16' 9" x 8' 3") Electric up and over door, light, wall mounted gas and electric meters, light, power points

Council Tax

London Borough of Bromley Band E  
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: [checkerofcom.org.uk/en-gb/broadband-coverage](http://checkerofcom.org.uk/en-gb/broadband-coverage).

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

Tenants Permitted Payment:

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).

VARIAION 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.

