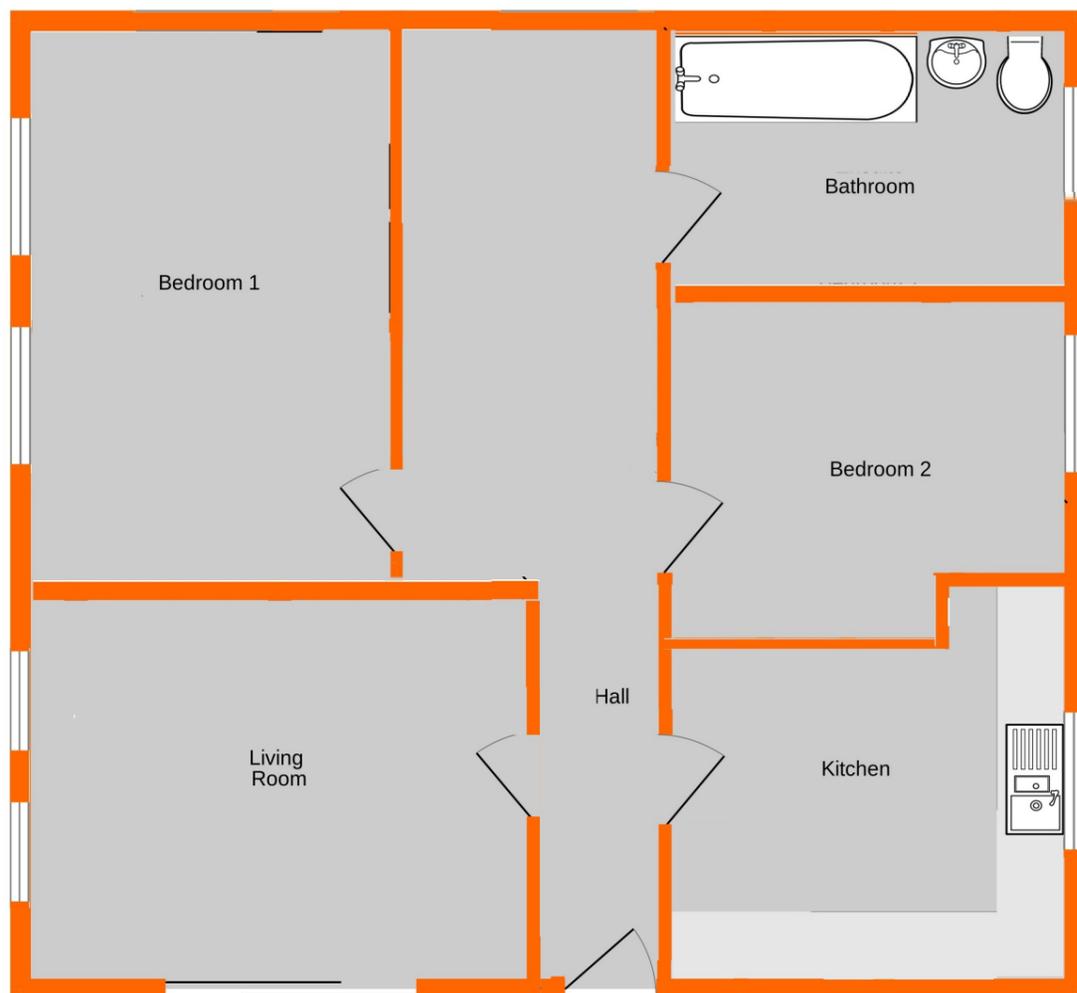


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Bromley Office - 020 8460 4166

53a Beckenham Lane, Bromley, Kent BR2 0DA

£1,600 pcm

- First Floor Conversion Flat
- Large Lounge
- Near Shortlands Station
- Close To Valley School
- Two Bedrooms
- Fitted Kitchen With Appliances
- Offered Chain Free
- New Lease

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



53a Beckenham Lane, Bromley, Kent BR2 0DA

AVAILABLE NOW. Two bedroom First floor Victorian conversion located in the heart of Shortlands Village. Walking distance to Shortlands Station and the popular Valley school. Large lounge with double glazed windows, fitted kitchen, two bedrooms and a white bathroom. Ideal for transport links, Bromley High Street and recreational facilities. Double glazed where listed and gas fired central heating.

Location

Central Shortlands village location, just 0.2 of a mile to Shortlands station with connections into central London and beyond. Walking distance to Queensmead recreation ground and of all the facilities and amenities of Bromley High Street and The Glades shopping centre being around 0.6 of a mile. Multitude of bus routes pass by the front of the property connecting Bromley, Beckenham and Crystal Palace. Valley school is a short walk.



Ground Floor

Communal Entrance

Communal entrance from Beckenham Lane, stairs to First Floor.

First Floor

Entrance Hall

Wood laminate flooring, built in double storage cupboard.

Lounge

4.66m x 3.96m (15' 3" x 13' 0") Two double glazed windows to front, coved cornice, radiator, built in storage cupboard with shelves above, wood laminate flooring, wall lights.

Kitchen

3.21m x 2.44m (10' 6" x 8' 0") Glazed window to rear, range of wood effect wall and base units with worksurfaces over, stainless steel sink and mixer tap, washing machine and fridge/freezer to remain, gas cooker, wall mounted boiler, flooring as laid.

Bedroom 1

4.24m x 2.79m (13' 11" x 9' 2") Two double glazed windows to front, radiator.

Bedroom 2

3.32m x 2.48m (10' 11" x 8' 2") Double glazed window to rear, radiator.

Bathroom

3.39m x 1.62m (11' 1" x 5' 4") White suite comprising panelled bath, pedestal wash hand basin and chrome mixer tap, low level w/c, radiator, wall lights, part tiled walls.



Additional Information

Council Tax

London Borough of Bromley Band B
For the current rate please visit: 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

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

Utilities

Mains - Electric, Gas, Water and Sewerage

Tenants Permitted Payments

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

(Proctors are not taking holding deposits)

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR) Five weeks' rent.
SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR) Six weeks' rent.

UNPAID RENT Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid.

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).

VARIATION OF CONTRACT
(TENANT'S REQUEST) £50 (inc. VAT) per



agreed variation.

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

EARLY TERMINATION (TENANT'S REQUEST)
Tenants 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.

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 or by contacting us direct.

