



£310,000  
Bond Gardens  
SM6

CURRAN & PINNER

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# Bond Gardens

SM6

- 2 Bedroom Maisonette
- Long Lease
- Own Ground Floor Entrance
- Large Reception/Dining room
- Front Garden
- Chain Free







Recently decorated throughout and occupying some 845qm/903sqft, this spacious and light filled two Double Bedroom, first floor maisonette is offered with NO ONWARD CHAIN and long lease.

Set within a quiet residential cul de sac and close to Beddington Park with local shopping facilities close by at Wallington and Carlshilton town centres, plus Hackbridge and Wallington stations being close by, this property is an ideal purchase for a second time buyer, buy to let investor or those who may be downsizing or work from home.

This light and airy contemporary property benefits from a fitted kitchen with the usual array of appliances and matching wall and base units, wood flooring and new carpets and neutral decoration throughout. The property comprises of entrance hall with storage leading to the first floor where you will find a large light filled 17'5 x 10'1 reception room with access to a private balcony, the kitchen/diner looks over front garden and secluded landscape.

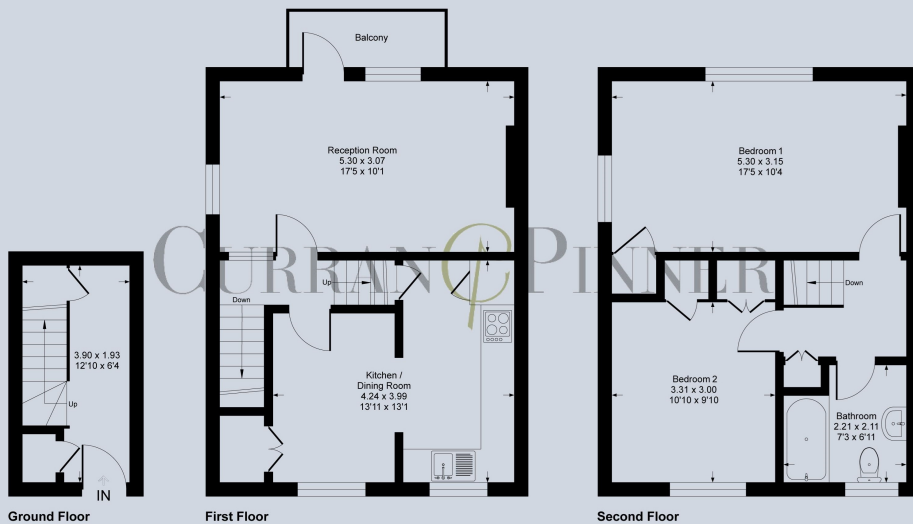


On the second floor you will find a very large master bedroom with built in wardrobe, second double bedroom which also benefits from a built in wardrobe, family bathroom with three piece suite and loft which is boarded and insulated providing additional storage.

Further benefits include double glazing, GCH, ample storage and garden to the front.

This excellent maisonette apartment must be viewed internally to be fully appreciated and all prospective purchasers are strongly advised to view immediately as interest is fully expected to be very high as the longer lease compared to others makes this stand out.

Tenure: Leasehold Lease Length: 120 years Service Charge: none Ground Rent: £15.00pm Council Tax Band: C



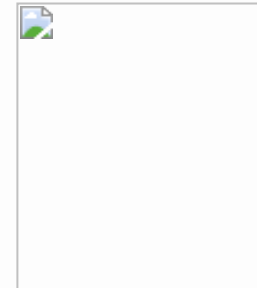
84 Square Metres  
903 Square Feet

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Reception Room 3.07m x 5.30m (10' 1" x 17' 5")  
Kitchen / Dining Room 3.99m x 4.24m (13' 1" x 13' 11")  
Bedroom 1 3.15m x 5.30m (10' 4" x 17' 5")  
Bedroom 2 3.00m x 3.31m (9' 10" x 10' 10")  
Bathroom 2.11m x 2.21m (6' 11" x 7' 3")



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