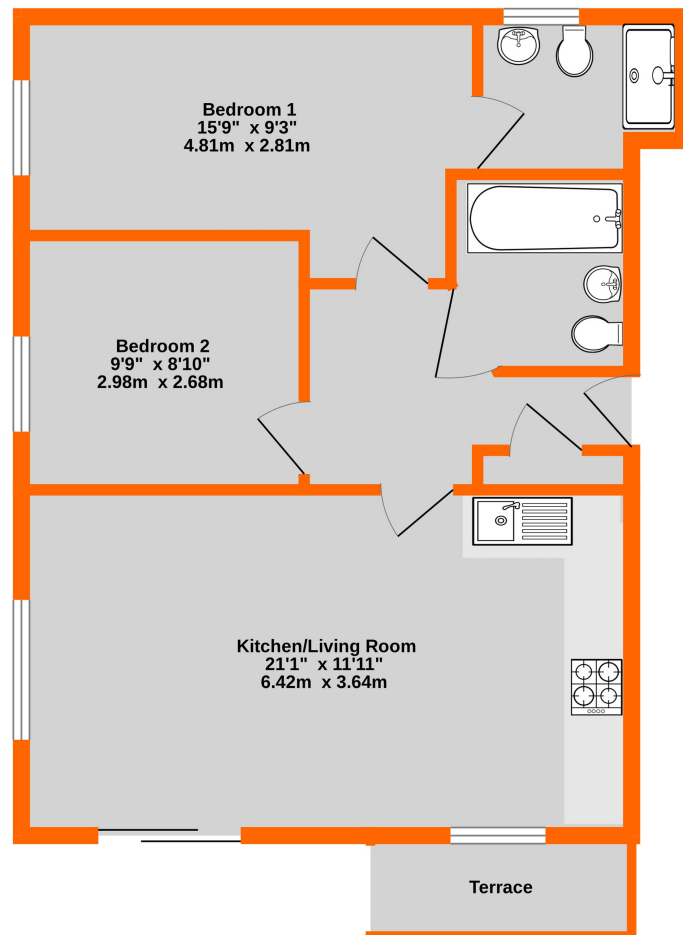


GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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



Viewing by appointment with our Park Langley Office - 020 8658 5588

1 Campbell Court, 41 Winchester Road, Bromley BR2 0PZ

£450,000 Share of Freehold

- Chain Free with high specification finish
- Garden beside flat 17.5m x 7m (58ft x 23ft)
- Open plan fitted kitchen/living room
- Underfloor heating throughout the flat
- Ground floor flat with PRIVATE GARDEN
- Two bedrooms and TWO BATHROOMS
- Preferential allocated parking to front
- Convenient for access to central Bromley

1 Campbell Court, 41 Winchester Road, Bromley BR2 0PZ

CHAIN FREE - Luxury ground floor apartment, built in 2018 with the huge advantage of a PRIVATE GARDEN accessed directly from the living room. The garden (17.5m x 7m / 58ft x 23ft) extends beside the building with windows in all rooms overlooking this garden space, mainly laid to lawn with paved pathway and covered terrace (ideal for storing garden furniture). Available via our PARK LANGLEY OFFICE, the flat has TWO DOUBLE BEDROOMS with fitted wardrobes and TWO BATHROOMS including an en suite shower room to the main bedroom. With a large double aspect kitchen/living room including quality appliances, sealed unit double glazing, underfloor heating and entryphone access, this property has all the benefits of a modern apartment that has been extremely well looked with a prime parking space accessed directly via a gate from the garden.

Location

In a convenient location with easy access to central Bromley, Campbell Court is on the corner where Winchester Road meets Cumberland Road. Local shops are available at the end of Westmoreland Road just beyond the Tesco Express petrol station and by the junction with Pickhurst Lane. Bus services pass along Cumberland Road to Bromley High Street, a little over half a mile away with Bromley South Station, St Mark's Square development and The Glades Shopping Centre. Shortlands Station is about 0.8 of a mile away offering trains to Victoria, Black Friars and Thames Link services.



Ground floor

Entrance Hall

2.85m max x 1.83m max (9'4 x 6'0) plus double coat cupboard, wood finish vinyl flooring with underfloor heating

Kitchen/Living Room

6.42m x 3.64m (21'1 x 11'11) plus recess by door, KITCHEN appointed to high standard with base cupboards and deep pan drawers beneath quartz work surfaces, 1½ bowl stainless steel sink with mixer tap, AEG cooker hood above 4-ring gas hob with electric double oven beneath, integrated dishwasher plus washer/dryer with cupboard above concealing Vaillant wall mounted gas boiler, integrated upright fridge/freezer, wall cupboards and AEG built in microwave, ample space for table and chairs, double glazed window to front, vinyl wood finish flooring with underfloor heating extending to LIVING ROOM with space for sofas, downlights, double glazed window to side and double glazed patio door to terrace and private garden

Bedroom 1

4.81m max x 2.81m max (15'9 x 9'3) plus recess by door, includes pair of fitted double wardrobes, wood finish vinyl flooring with underfloor heating, double glazed window to side overlooking private garden

En Suite Shower Room

2.17m max x 1.65m max (7'1 x 5'5) large tiled shower cubicle with sliding door having overhead shower and hand shower, wash basin with mixer tap having drawers beneath, low level wc with concealed cistern, tiled walls, mirror above basin plus shaver point, electric chrome heated towel rail, tiled floor with underfloor heating, downlights, extractor, high level double glazed window to side

Bedroom 2

2.98m x 2.68m (9' 9" x 8' 10") includes fitted double wardrobe, wood finish vinyl flooring with underfloor heating, double glazed window to side overlooking private garden

Second Bathroom

2.68m max x 1.48m (8'10 x 4'10) panelled bath with hand shower plus overhead shower and part hinged screen, wash basin with mixer tap having cupboard beneath, low level wc with concealed cistern, tiled walls, tiled floor with underfloor heating, chrome electric heated towel rail, tiled floor with underfloor heating, downlights, extractor fan

Outside

Private Garden

about 17.5m x 7m (58ft x 23ft) beside the property with paved pathway, lawn and established trees, additional area extending to front of flat with patio door from living room to paved path with covered terrace providing useful storage, private gate accessing garden from allocated parking space



Parking

private allocated space set away from other vehicles to left of access from road, gate to private garden area for this property

Additional Information

Lease

999 years from 25 March 2018 with Share of Freehold

Maintenance

currently £1,320 covering period 25.3.25-24.3.26 - to be confirmed

Council Tax

London Borough of Bromley - Band D
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts

