

£345,000 Leasehold

Aurora House, 335-337 Bromley Road, London SE6 2RP



- Fifth Floor (building has a lift)
- High Performance Glazing
- Gas Central Heating
- Approx. 548 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Short Walk from Bellingham Station

GENERAL DESCRIPTION

A great chance to buy a top-floor apartment with large, private roof terrace. The property features a spacious, dual-aspect reception room with open plan kitchen as well access to the terrace and to an additional balcony. There is a good-sized bedroom, a simple, modern bathroom and some useful hallway storage. Well insulated walls and roof, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. Bellingham Railway Station, which provides Thameslink services between Sevenoaks and London Blackfriars, is only a short walk away.

Tenure: Leasehold (125 years from 2013).

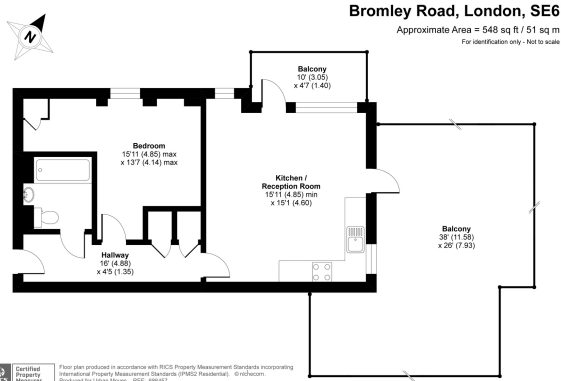
Service Charge: £90.40 per month (subject to annual review).

Ground Rent: £200.00 for the year.

Council Tax: Band B, London Borough of Lewisham.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). Produced for Urban Moves. REF: 898487

DIMENSIONS

FIFTH FLOOR

Entrance Hallway
16' 0" x 4' 5" (4.88m x 1.35m)

Reception
15' 11" min. x 15' 1" (4.85m x 4.60m)

Terrace
approximately 38' x 26' (11.58m x 7.92m)

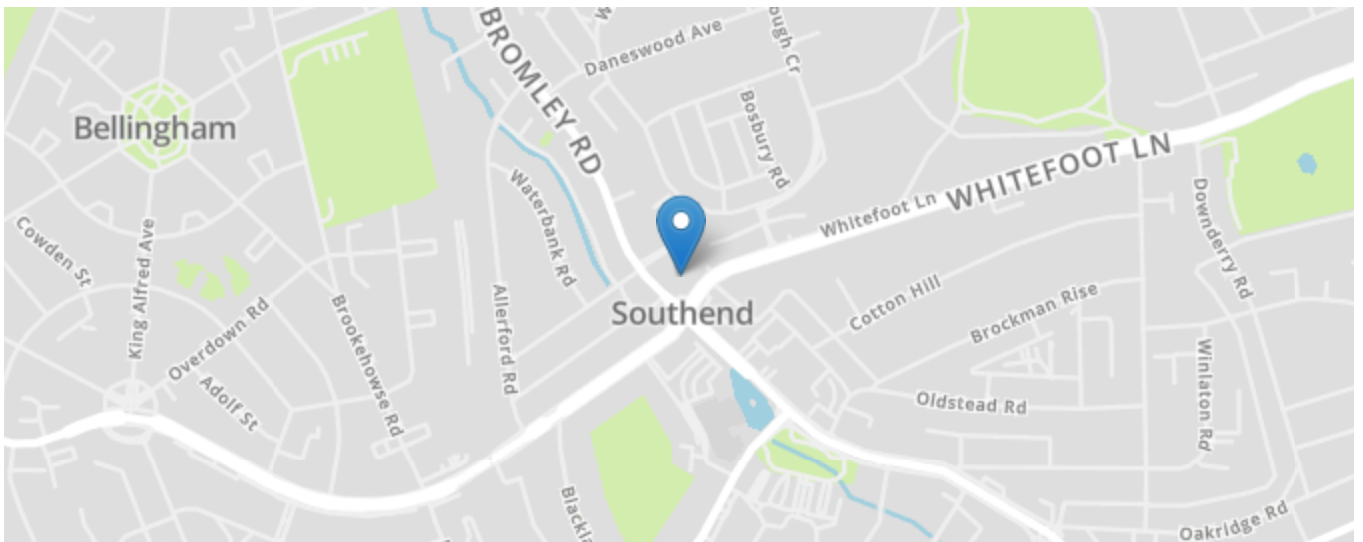
Balcony
10' 0" x 4' 7" (3.05m x 1.40m)

Kitchen
included in reception measurement

Bedroom
15' 11" max. x 13' 7" max. (4.85m x 4.14m)

Bathroom

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			
		81	83
England, Scotland & Wales		EU Directive 2002/91/EC	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.