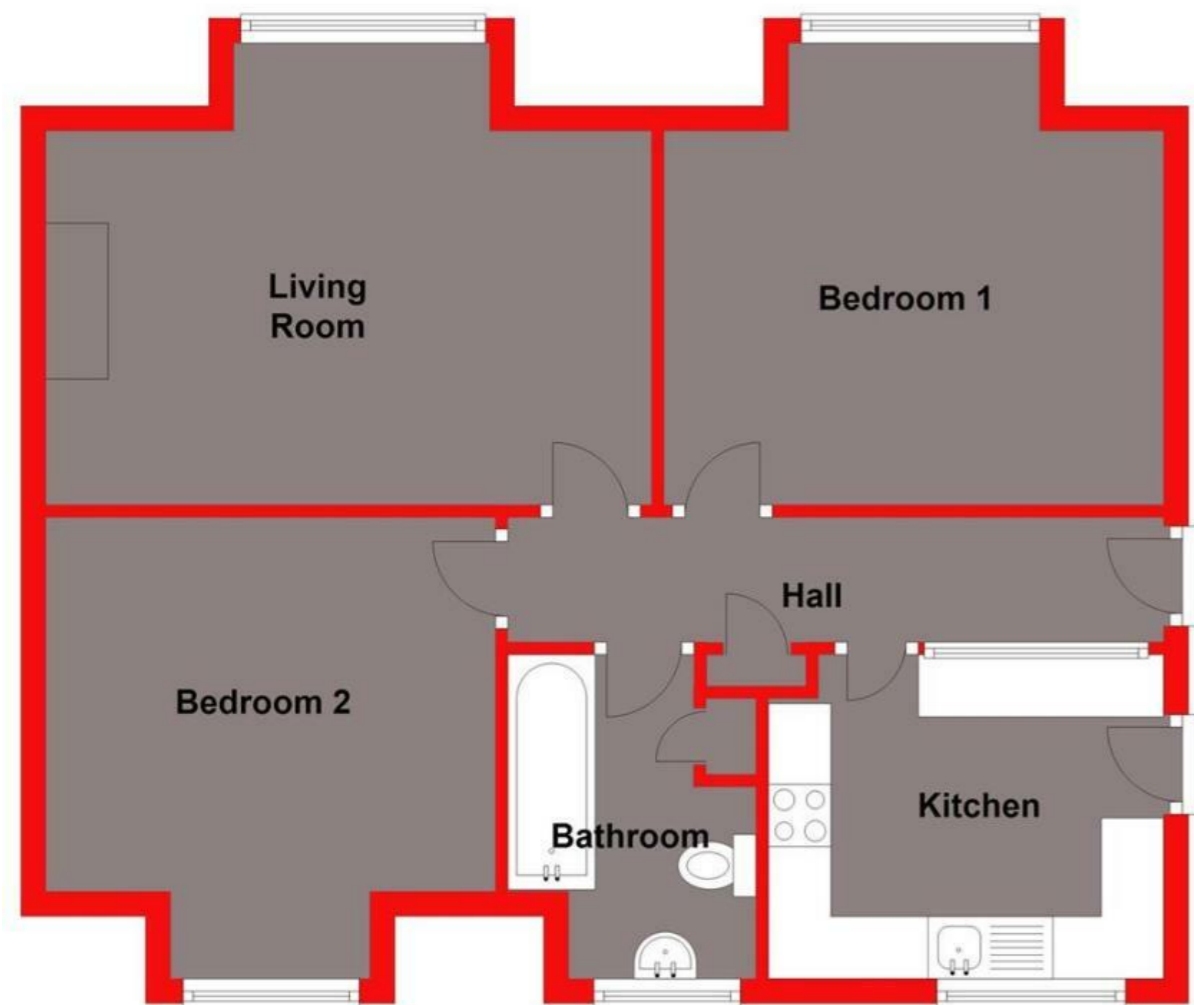




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Third Floor

Approx. 61.9 sq. metres (665.9 sq. feet)



Total area: approx. 61.9 sq. metres (665.9 sq. feet)

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



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 6 Sundridge House Burnt Ash Lane, Bromley, Kent BR1 5AE Chain Free £282,500 Leasehold

- Two Double Bedrooms
- Double Glazed
- Offered Chain Free
- Opposite Kings Meadows
- Top (Third) Floor
- Gas Fired Central Heating
- Close To Bus Routes
- EPC Rating D

Flat 6 Sundridge House Burnt Ash Lane, Bromley, Kent BR1 5AE

Chain free, two double bedroom top floor flat located opposite Kings Meadows and convenient for local shops and transport links. Spacious lounge with double glazed window and laminate flooring, fitted kitchen with built in electric oven, two double bedrooms and white suite bathroom. The property has gas fired central heating via a combi boiler, double glazing and built in storage cupboards. The property would make an idea first time buy, or investment property.

Location

Ideally situated for Kings Meadow recreation ground and library, the property is situated above shops on Burnt Ash Lane, a short walk from local independent shops including a branch of Lidl. Bus services pass by on Burnt Ash Lane and provide access to Grove Park railway station serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street.



Ground Floor

Communal Entrance

Security entry phone system, stairs to top floor.

Third Floor

Entrance Hall

Wood laminate flooring, radiator, picture rail, built in storage cupboard housing combi boiler and additional storage above.

Lounge

4.91m x 3.63m (16' 1" x 11' 11") Double glazed window to front, picture rail, built in eaves storage cupboards, radiator, shelving to alcove, wood laminate flooring.

Kitchen

2.93m x 2.53m (9' 7" x 8' 4") Double glazed window to rear, range of fitted wall and base units, stainless steel sink and chrome mixer tap, work surfaces, radiator, space for washing machine and fridge/freezer, electric oven, drawer units, stainless steel cooker hood, splash back tiling, door to fire escape.

Bedroom 1

4.01m x 3.63m (13' 2" x 11' 11") Double glazed window to front, dado rail, radiator, wall lights, picture rail, wood laminate flooring, two eaves storage cupboards.

Bedroom 2

3.72m x 3.55m (12' 2" x 11' 8") Double glazed window to rear, two eaves storage cupboards, radiator, wood laminate flooring, picture rail.

Bathroom

Double glazed window to rear, panelled bath with chrome bath shower mixer, pedestal wash hand basin, low level w.c., radiator, tiled walls.

Additional Information

Lease

Lease is 125 years from 25th March 2005

Maintenance

TBC

Ground Rent

TBC

Agent's Note

Details of leases, maintenance etc. should be checked with your legal representative prior to exchange of contracts.

Council Tax

London Borough of Bromley Band B - £1516.44 for 2024/25

