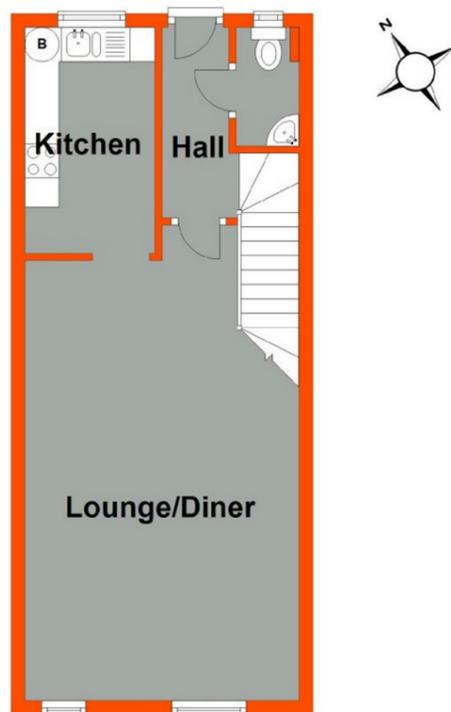


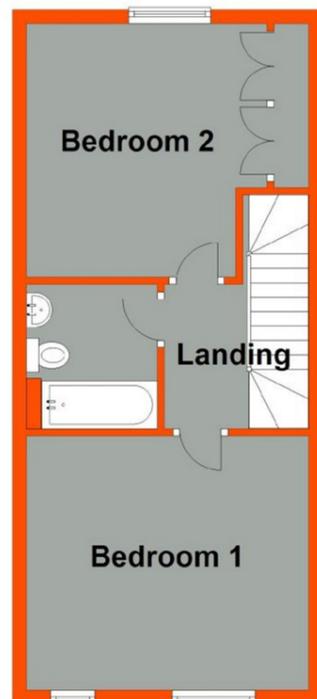
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**First Floor**  
 Approx. 39.0 sq. metres (419.3 sq. feet)



**Second Floor**  
 Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 78.6 sq. metres (846.2 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 3 Wickham Hall, 94-98 High Street, West Wickham, Bromley, Kent BR4 0NF

**£1,750 pcm**

- Duplex Apartment
- 20'10 Lounge/Diner
- Fully Fitted Kitchen
- Great Location
- 2 Double Bedrooms
- Personal Parking Bay
- Double Glazing/Central Heating
- Available Immediately

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 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](http://www.proctors.london)



## Flat 3 Wickham Hall, 94-98 High Street, West Wickham, Bromley, Kent BR4 0NF

We are delighted to offer for rent this newly decorated apartment set over two floors with a private parking bay. The property offers two double bedrooms (one is supplied with a bedframe and base), modern bathroom, fully fitted kitchen, 20'10 lounge/dining room, double glazing, central heating, own entrance.

### Location

Fantastic location above the very heart of West Wickham's High Street only a strolling distance away from shops, bus routes, restaurants, cafes and leisure facilities. West Wickham station with a fast and frequent service to central London and beyond is nearby.



### Ground Floor

#### Communal Entrance

With entryphone leading to:

#### First Floor

#### Communal Terrace Area

Personal entrance door to:

#### Entrance Hall

Entryphone receiver, radiator, wood laminate flooring, doors to:

#### Cloakroom

Matching white suite comprising low flush WC, wash hand basin, ceramic tiled floor, double glazed windows to rear.

#### Lounge/Dining Room

20' 10" x 13' 2" (6.35m x 4.01m) Two large double glazed windows to front, double radiator, wood laminate flooring, understairs storage/display unit, wall mounted CD shelving, open plan to:

#### Kitchen

10' 10" x 6' (3.30m x 1.83m) Double bowl single drainer stainless steel sink unit with mixer tap, extensive matching range of worktops, wall/base units and drawers, fitted gas hob, oven and hood, dishwasher, washer/dryer, fridge/freezer, wall mounted gas central heating boiler, ceramic tiled flooring.

### Top Floor Landing

#### Landing

Doors to:

#### Bedroom 1

13' 1" x 12' 2" (3.99m x 3.71m) Two large double glazed windows to front, extensive fitted wardrobes, bed frame and side cabinets (no mattress), radiator, fitted carpet.

#### Bathroom

Matching white suite comprising panelled bath with mixer tap, shower attachment and glass screen, low flush WC, pedestal wash hand basin, ceramic tiled floor, part ceramic tiled walls, radiator, wall mirror and light with shaver socket.



### Bedroom 2

11' 10" x 10' 9" (3.61m x 3.28m) Large double glazed window to rear, built-in wardrobes, radiator, fitted carpet.

### Outside

#### Reserved Parking Bay

at the rear of Marks & Spencer car park.

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Bromley Band D.

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.

#### Broadband and Mobile

To check coverage please visit [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Tenants Permitted Payments

**HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT.** (Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

**SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)**

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

**SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)**

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

**UNPAID RENT**

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

**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). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

**VARIATION OF CONTRACT (TENANT'S REQUEST)**

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

**CHANGE OF SHARER (TENANT'S REQUEST)**

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**EARLY TERMINATION (TENANT'S REQUEST)** Should the tenant wish to leave their contract early, they 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 (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made. 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](http://www.proctors.london) or by contacting us direct.

