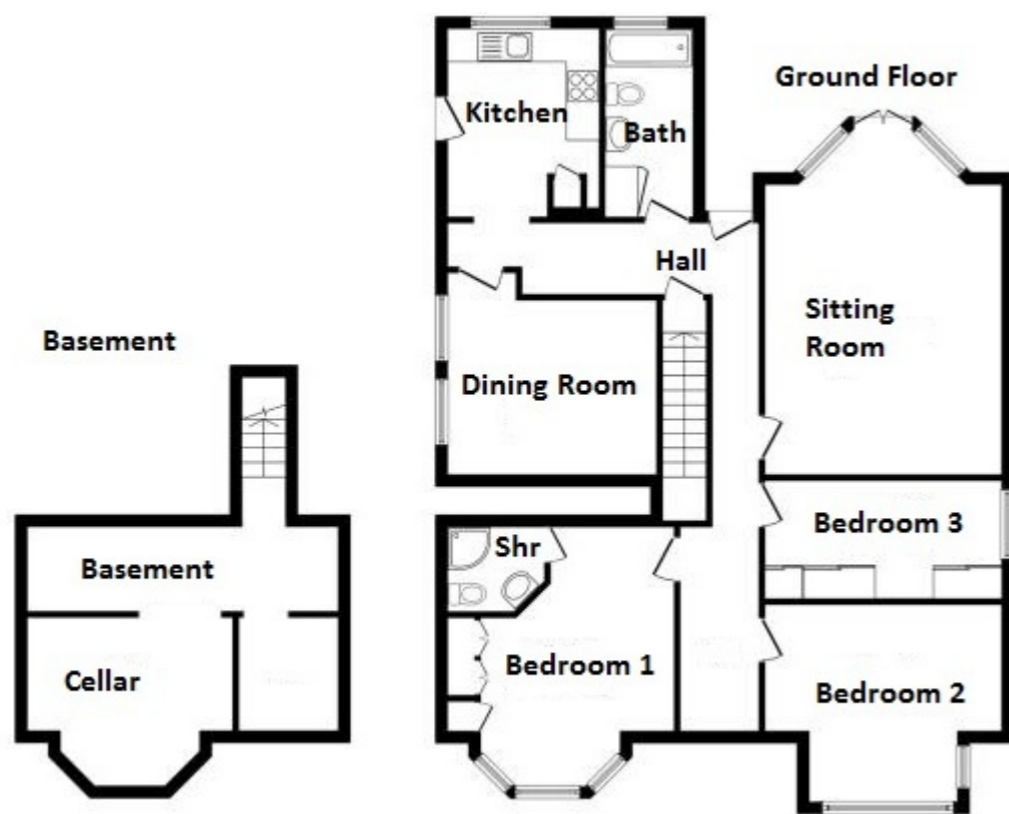


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Bromley Office - 020 8460 4166

1, 19 Upper Park Road, Bromley, Kent BR1 3HN

£1,950 pcm

- Available Now, Unfurnished
- Bathroom, En Suite Shower
- Fitted Kitchen
- Private Garden, Garage
- Three Bedrooms
- Large Ground Floor Flat
- Sitting Room, Dining Room
- EPC Rating D

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



1, 19 Upper Park Road, Bromley, Kent BR1 3HN

Available Now. To Be Let Unfurnished. Proctors Bromley Office are delighted to offer this three bedroom conversion flat which occupies the entire ground floor of this impressive Edwardian house. The spacious accommodation comprises, hall accessed via original entrance to front, large sitting room with feature fireplace and high ceiling, separate dining room, modern fitted kitchen with built in appliances, main bedroom with built in wardrobes and en-suite shower room, two further bedrooms also with wardrobes and a luxury family bathroom. Below the property there is a private cellar comprising the utility room with appliances and two further rooms. The property has the benefit of gas fired central heating by radiators. Outside there is private garden to rear, garage en bloc and parking space to front.

Location

Conveniently situated within easy reach of Bromley town centre and Bromley North and Sundridge Park Railway Stations serving via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. The area is well served by local schools.



Ground Floor

Hall

Part glazed front door, cloaks cupboard, part glazed door to rear, window to side, door to cellar, radiator

Sitting Room

6.35m x 4.29m (20' 10" x 14' 1") Double glazed bay windows and double doors to rear opening onto rear gardens, high ceiling, feature fireplace, two radiators.

Dining Room

3.53m x 2.78m (11' 7" x 9' 1") Windows to side, wood floor, radiator.

Kitchen

3.44m x 2.62m (11' 3" x 8' 7") Double glazed windows to rear and side, part glazed door to side, range of modern fitted wall and base cupboards with work surfaces over, part tiled walls, inset stainless steel one and a half sink and drainer with mixer taps, built in fan assisted oven, stainless steel gas hob with extractor hood over, built in dishwasher and fridge freezer, wall mounted Vaillant gas boiler.

Bedroom 1

4.81m x 3.80m (15' 9" x 12' 6") Bay window to front, built in wardrobes along one wall, radiator.

En Suite Shower Room

Tiled walls and floor, luxury white suite comprising walk in shower cubicle with glazed door, washbasin, low suite WC, ladder heated towel rail, down lighters, extractor.

Bedroom 2

4.32m x 3.63m (14' 2" x 11' 11") Bay window to front, built in double wardrobe with cupboards over,

Bedroom 3

4.31m x 2.14m (14' 2" x 7' 0") Double glazed



window to side, built in wardrobes along one wall with cupboards over, radiator.

Family Bathroom

Obscure double glazed windows, tiled walls and floor, luxury white suite comprising panel bath with shower and glazed screen, pedestal washbasin, low suite WC, chrome ladder heated towel rail, down lighters, extractor, shelved linen cupboard.

Basement

Utility Room

5.64m x 1.54m (18' 6" x 5' 1") Fitted base cupboards with work surfaces over, inset stainless steel sink and drainer with mixer taps, washing machine, tumble dryer, radiator.

Room 2

3.74m x 2.99m (12' 3" x 9' 10")

Room 3

2.06m x 1.58m (6' 9" x 5' 2")

Outside

Private Garden

To rear, side and front. Mainly laid to lawn with paved patio, mature trees and shrubs.

Garage

En bloc to rear, parking space to front.

Additional Information

Council Tax

London Borough of Bromley Band E
Amount Payable 2023/24 £2251.57

Tenants Permitted Payments

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



£50,000 PER YEAR) Five weeks' rent.
SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR) Six weeks' rent.
UNPAID RENT Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid.
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).
VARIATION OF CONTRACT (TENANT'S REQUEST) £50 (inc. VAT) per agreed variation.
CHANGE OF SHARER (TENANT'S REQUEST) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.
EARLY TERMINATION (TENANT'S REQUEST) Tenants 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.

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 or by contacting us direct.

