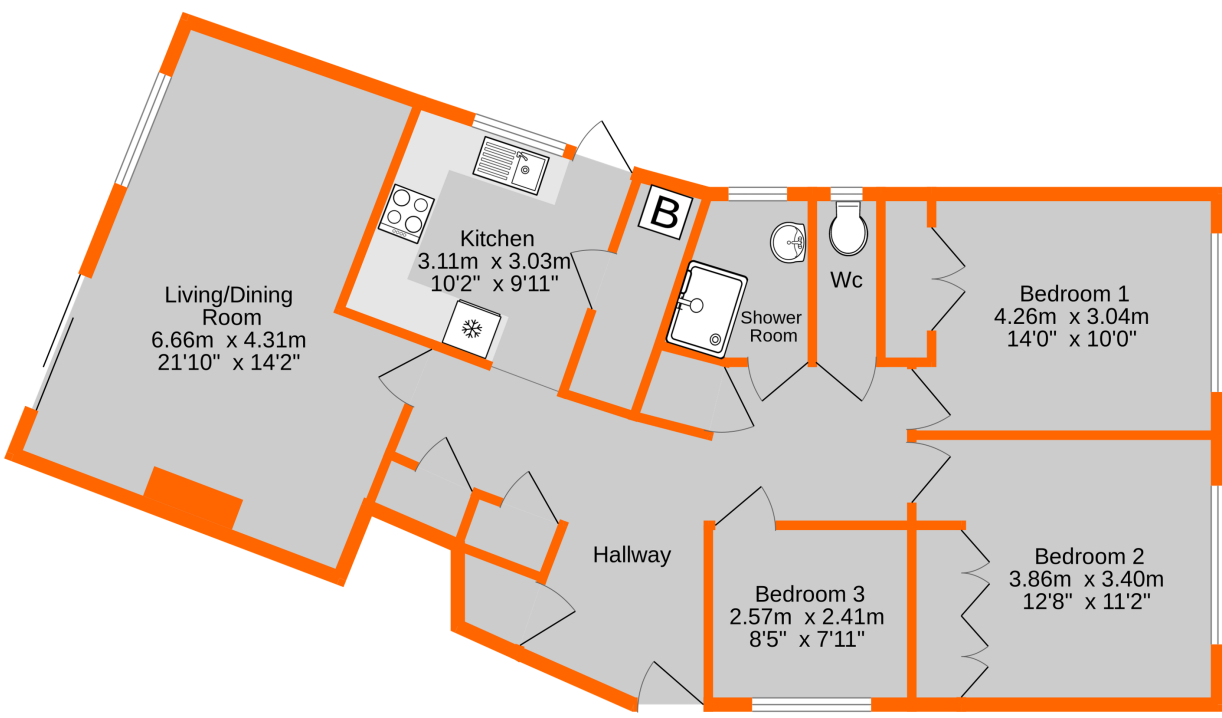


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor Flat  
86.0 sq.m. (926 sq.ft.) approx.



TOTAL FLOOR AREA : 86.0 sq.m. (926 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

**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.  
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Viewing by appointment with our West Wickham Office - 020 8460 7252

73 Netherfields, Scotts Lane, Bromley, Kent BR2 0LU  
£490,000 Share of Freehold

- Three Bedrooms.
- Share Of Freehold.
- L Shape Living/Dining Room.
- Beautifully Presented.
- Chain Free
- Garage en bloc.
- Kitchen With Integrated Appliances.
- Shower Room & Separate W.C.



## 73 Netherfields, Scotts Lane, Bromley, Kent BR2 0LU

Offered to the market with a Share of Freehold and no onward chain, Netherfields is a popular development being only one of six maisonettes in a great location, close to good schools including Highfields Primary and Langley Park Secondary school. From the hallway is an L shaped living/dining room with double glazed sliding doors opening onto the attractive communal gardens. The kitchen has a range of white, base and wall units with some integrated appliances, including fridge freezer and Neff oven and gas hob. There are three bedrooms, two of which are doubles, a modern shower room and separate w.c. The communal gardens are mainly laid to lawn and are well kept. To the rear of the garden there is a garage en bloc.

### Location

With an in and out driveway off Scotts Lane and screened by trees, Netherfields can be found a short way along on the right hand side from Hayes Lane (Beckenham). There are a good choice of schools in the area including Highfield, Clare House and Unicorn schools for younger children and Langley Park schools for older children. Local shops can be found on the corner of Pickhurst Lane and Westmoreland Road or Wickham Road, close to the Chinese roundabout. Shortlands Library is a short walk away on Shortlands Road. Shortlands Station with services to London is just over a mile away. Bus services routes to Beckenham and Bromley can be found in Hayes Lane.



### Ground Floor

#### Entrance

3.67m x 3.58m (12' 0" x 11' 9") Double glazed door, radiator, deep storage cupboard, and two further storage cupboards, additional cupboard housing water tank, parquet flooring

#### Bedroom 1

4.26m x 3.04m (14' 0" x 10' 0") Double glazed window to front, two door built in wardrobe

#### Bedroom 2

3.86m x 3.4m into wardrobes (12' 8" x 11' 2") Double glazed window to front, double radiator, two double door built in wardrobes with hanging space and shelf

#### Bedroom 3

2.57m x 2.41m (8' 5" x 7' 11") Double glazed window to front, radiator,

#### Shower Room

1.94m x 1.90m (6' 4" x 6' 3") Double glazed window to side, shower cubicle with glass screen and seat, chrome shower head and separate hand shower attachment, sink with chrome mixer tap and two cupboards beneath, heated towel rail, tiled walls, vinyl flooring

#### Separate W.C.

1.89m x .8m (6' 2" x 2' 7") Window to side, low level w.c. and small sink above the cistern, double radiator, part tiled walls, vinyl flooring

#### Living/Dining Room

6.66m reducing to 4.31m (14'2) x 3.66m into alcoves (21' 10" x 12' 0") L shaped with arch, double glazed window to rear, sliding door to rear communal gardens, coal effect gas fire with timber surround and granite heath, double radiator

#### Kitchen

3.11m x 3.03m (10' 2" x 9' 11") Double glazed window and door to side, double radiator, range of white base and wall units with drawers and quartz effect laminate work surfaces over, integrated fridge/freezer, built in stainless steel Neff oven and grill, Neff stainless steel gas hob with extractor fan above, plumbing/space for washing machine, stainless steel sink and drainer with a chrome mixer tap, storage cupboard housing the Worcester Bosch boiler

### Outside

#### Communal Gardens

From the kitchen there is a paved terrace with garden shed

#### Garage En Bloc

Garage with light and power

### Additional Information

#### Lease

999 years from the 1st November 1961 - With a Share of Freehold - To Be Confirmed

#### Maintenance

£1680.00 per Annum - To be Confirmed

#### Agent's Note

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

#### Council Tax

London Borough of Bromley - Band D. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

For coverage at this property, 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)