

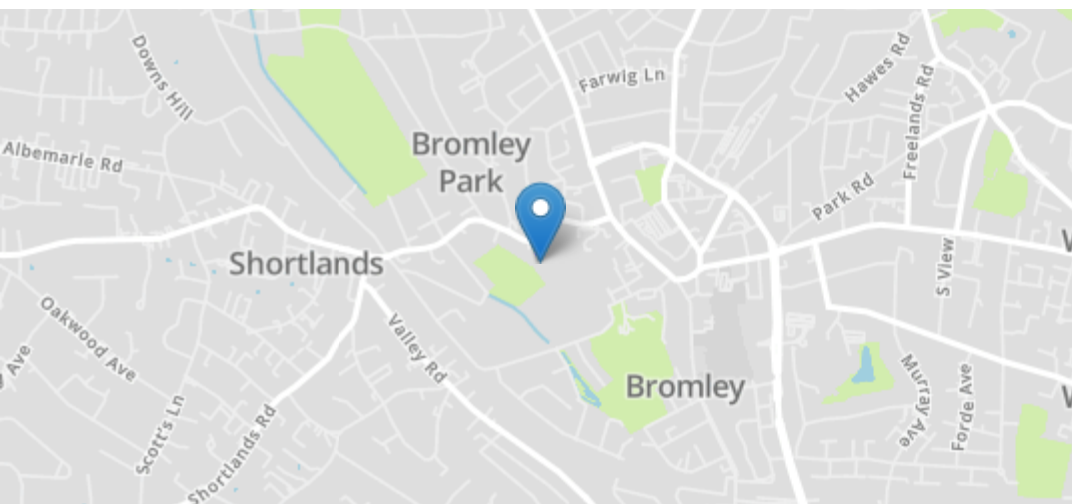
## Bromley Office

- 11 Plaistow Lane, Bromley, BR1 4DS
- 020 8460 4166
- bromley@proctors.london

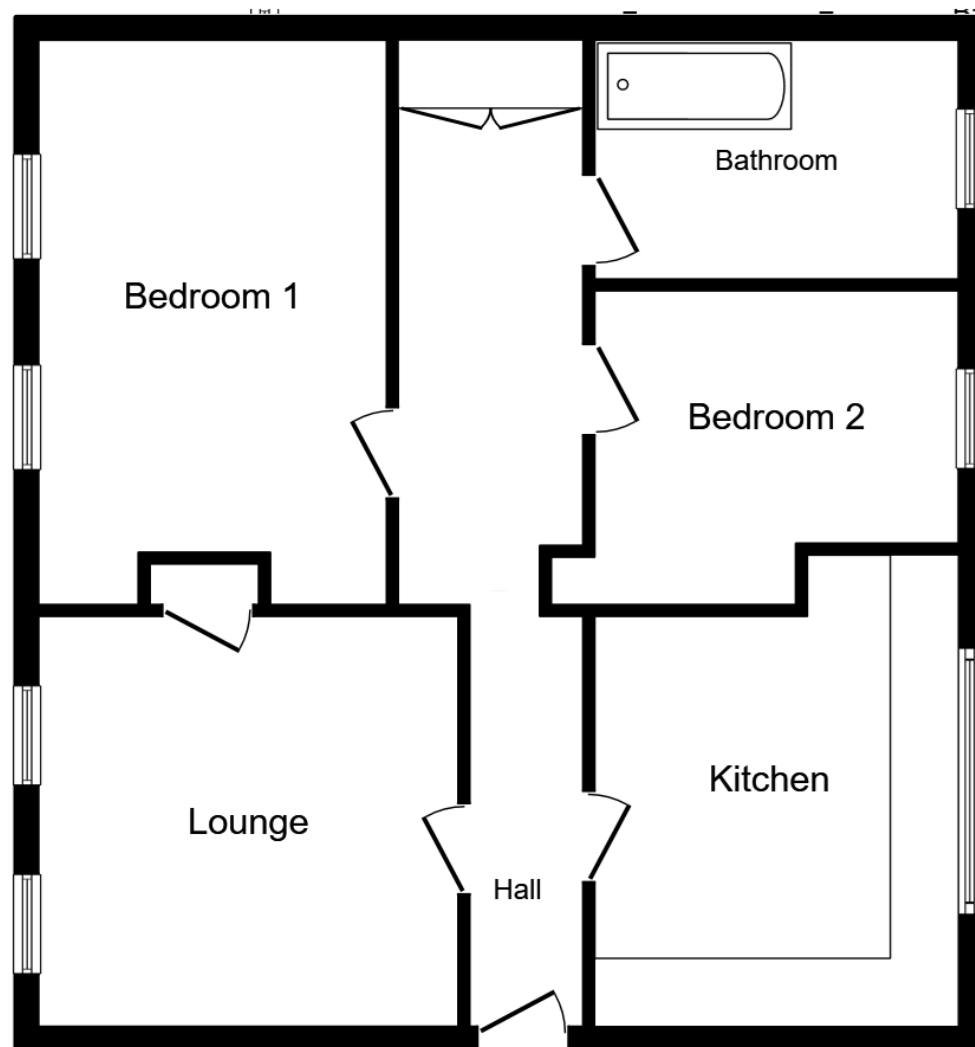


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher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



## Floor Plan

Floor area 70.3 m<sup>2</sup> (757 sq.ft.)

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



Viewing by appointment with our Bromley Office - 020 8460 4166

## Beckenham Lane, Bromley, Kent BR2 0DA

## £269,995 Share of Freehold

- First Floor Conversion Flat
- Large Lounge
- Near Shortlands Station
- Close To Valley School
- Two Bedrooms
- Fitted Kitchen With Appliances
- Offered Chain Free
- New Lease



## 53a Beckenham Lane, Bromley, Kent BR2 0DA

CHAIN FREE - Two bedroom First floor Victorian conversion located in the heart of Shortlands Village. Walking distance to Shortlands Station and the popular Valley school. Large lounge with double glazed windows, fitted kitchen, two bedrooms and a white bathroom. Ideal for transport links, Bromley High Street and recreational facilities. Double glazed where listed and gas fired central heating. Communal roof terrace.

### Location

Central Shortlands village location, just 0.2 of a mile to Shortlands station with connections into central London and beyond. Walking distance to Queensmead recreation ground and of all the facilities and amenities of Bromley High Street and The Glades shopping centre being around 0.6 of a mile. Multitude of bus routes pass by the front of the property connecting Bromley, Beckenham and Crystal Palace. Valley school is a short walk.



### Ground Floor

#### Communal Entrance

Communal entrance from Beckenham Lane, stairs to First Floor.

### First Floor

#### Entrance Hall

Wood laminate flooring, built in double storage cupboard.

#### Lounge

4.66m x 3.96m (15' 3" x 13' 0") Two double glazed windows to front, coved cornice, radiator, built in storage cupboard with shelves above, wood laminate flooring, wall lights.

#### Kitchen

3.21m x 2.44m (10' 6" x 8' 0") Glazed window to rear, range of wood effect wall and base units with worksurfaces over, stainless steel sink and mixer tap, washing machine and fridge/freezer to remain, gas cooker, wall mounted boiler, flooring as laid.

#### Bedroom 1

4.24m x 2.79m (13' 11" x 9' 2") Two double glazed windows to front, radiator.

#### Bedroom 2

3.32m x 2.48m (10' 11" x 8' 2") Double glazed window to rear, radiator.

#### Bathroom

3.39m x 1.62m (11' 1" x 5' 4") White suite comprising panelled bath, pedestal wash hand basin and chrome mixer tap, low level w/c, radiator, wall lights, part tiled walls.

### Additional Information

#### Lease

A new 999 year lease from TBC. We understand from the sellers that the property will have 25% of the shared freehold. TBC

#### Maintenance Charge

We understand that a small service charge will be payable to cover cleaning costs of the communal entrance and servicing of the fire alarm system. TBC

#### Ground Rent

Peppercorn. TBC

#### Council Tax

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

#### Broadband and Mobile

For Broadband coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
For Mobile coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Agents Notes

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