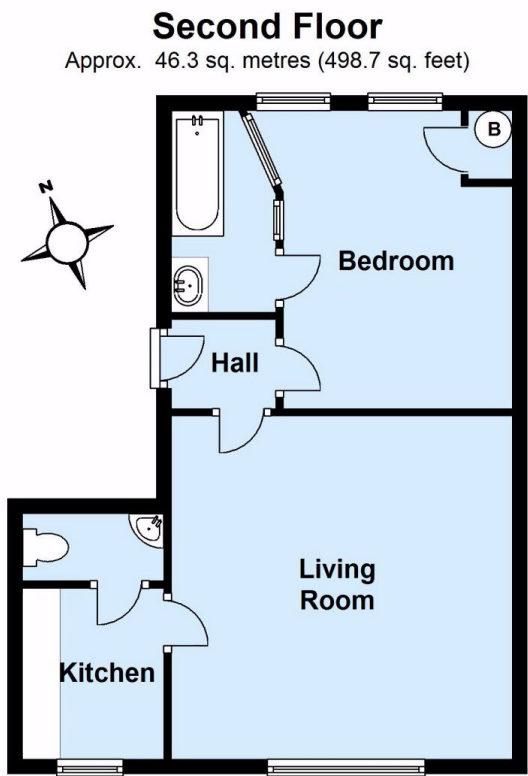


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
England, Scotland & Wales		
EU Directive 2002/91/EC		



Total area: approx. 46.3 sq. metres (498.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.
Plan produced using The Mobile Agent.

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 Beckenham Office - 020 8650 2000

36c Bromley Grove, Bromley, Kent BR2 0LN

£250,000 Leasehold

- En-Suite Bathroom
- Gas central heating
- First floor conversion flat
- Fitted kitchen
- Replacement double glazing
- Characterful conversion
- One bedroom, cloakroom
- Close to Shortlands station

36c Bromley Grove, Bromley, Kent BR2 0LN

Proctors Beckenham High Street office are pleased to offer for sale this first floor conversion flat set in a large handsome Victorian semi-detached house. Off the good sized living room is the refitted kitchen and from the hall is access to the bedroom with en-suite bathroom, there is also a separate cloakroom/WC. Benefits include fitted carpets, sash style sealed unit double glazed replacement windows, gas fired radiator central heating with a renewed combination boiler.

Location

Occupying a quiet, popular address towards the upper end of the road near to the junction with Scott's lane. Shortlands Village with its local shops, parks and schools together with Shortlands station with its fast and frequent services to Victoria and Blackfriars and beyond is within half a mile. Both Beckenham and Bromley town centres are a short drive away or a bus journey with services along both Shortlands Road and Scott's Lane.



Ground Floor

Entrance Lobby

stairs to:

First Floor

Entrance

radiator, fitted carpet, doors to:

Lounge

14' 7" x 15' 4" (4.45m x 4.67m) sash windows to front, coved ceiling, picture rail, two radiators, fitted carpet.

Kitchen

7' 7" x 5' 10" (2.31m x 1.78m) single drainer stainless steel sink unit set in a fitted range of worktops, wall/base units and drawers, fitted electric hob, oven and hood, ceramic tiled walls and flooring, sash window to front, door to:

Cloakroom

Matching fitted white suite, low flush WC, wash hand basin, ceramic tiled walls and flooring, radiator.

Bedroom

13' 2" x 8' 11" (4.01m x 2.72m) sash windows to rear, coved ceiling, cupboard housing gas central heating boiler, fitted carpet, door to:

En-Suite Bathroom

Matching fitted white suite comprising panelled bath with mixer tap, shower and shower screen, wash hand basin, ceramic tiled walls and flooring, radiator

Lease Details

Lease

Vendor has confirmed the lease is 189 years from 29/09/1977 - 141 years remaining

Service Charge

Vendor has confirmed the service charge is £708 per annum from January 2025 to January 2026

Ground Rent

Vendor has confirmed the ground rent is nil

Additional Information

Council Tax

London Borough of Bromley - Band C
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage