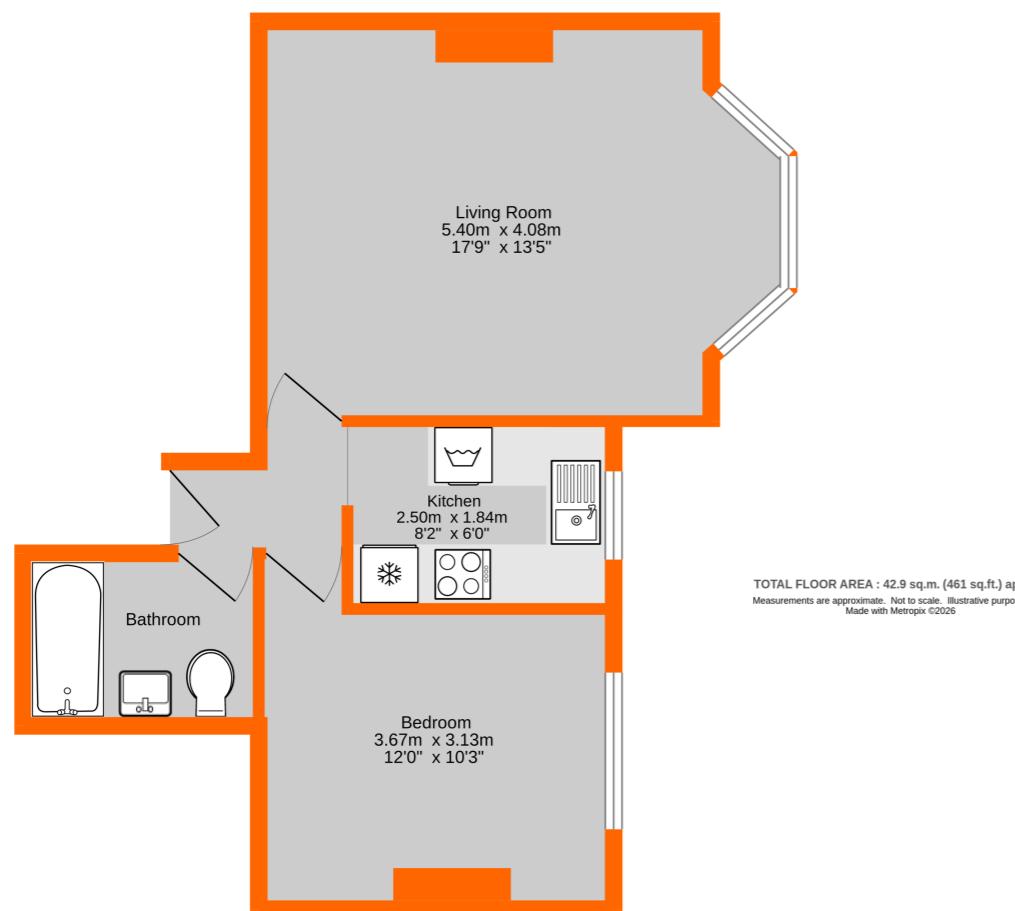
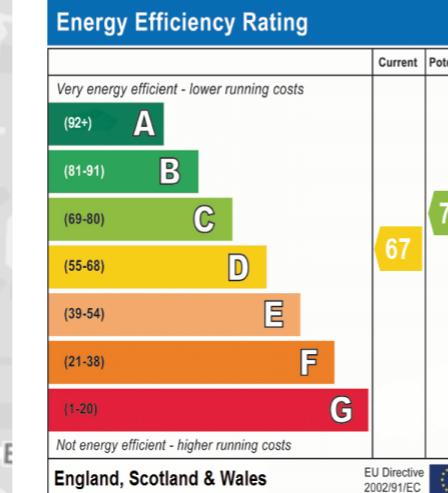


1st Floor Flat
42.9 sq.m. (461 sq.ft.) approx.



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



Viewing by appointment with our Beckenham Office - 020 8650 2000

Flat 2, 36 Bromley Road, Beckenham, Kent BR3 5JD

£325,000 Share of Freehold

- One bedroom first floor character conversion flat
- Allocated parking space
- Gas radiator central heating
- Replacement double glazing & plantation shutters
- Remodelled bathroom and kitchen
- Central Beckenham location
- Close to transport links
- Share of Freehold

Flat 2, 36 Bromley Road, Beckenham, Kent BR3 5JD

This stunning first floor conversion flat can be found to the front of this Victorian detached house only minutes from the high street. The contemporary interior light and airy interior is well proportioned and laid out with a spacious living room large enough for sofa's, dining table and chairs with bay window and period marble fireplace, modern fitted kitchen with integrated appliances and composite stone countertops. There is a large double bedroom offering ample room for wardrobes & further furniture, the remodelled bathroom having been tastefully refitted offers a lovely haven of peace and tranquility with under floor heating and bespoke mood lighting. Benefits include replacement sash style sealed unit double glazed windows with half height plantation shutters, coved cornices, high ceilings, picture rails, fitted carpets, allocated parking space

Location

Situated in the section of Bromley Road between the junction with The Knoll and the traffic lights with Wickham Road and Manor Road with local shops found at the Oakhill Parade together with frequent bus services along Bromley Road, The High Street with its extensive shopping, bars, restaurants coffee shops, cinema and leisure/fitness options are only minutes away together with Beckenham Junction Station (Victoria, Charing Cross/London Bridge) and Tramlink to Croydon/Wimbledon and frequent bus services run along Bromley Road, the area is well served by numerous popular parks including Kelsey and Beckenham Place Parks.



Ground Floor

External staircase

leads to first floor, replaced entrance door to Communal entrance hall, serving three flats, large private lockable storage cupboard only for No 2

Entrance Hall

Stripped solid wooden floor.

Living Room

5.40m x 4.08m (17' 9" x 13' 5") Bay window to front with half height plantation shutters, picture rail, ornate coved cornice, period feature marble fireplace with cast iron inset and quartz hearth, old 'school' style radiators.

Kitchen

2.50m x 1.84m (8' 2" x 6' 0") Remodelled, base, wall cupboards and drawers, composite stone counter tops with risers incorporating small breakfast bar end. Under counter sink with mixer tap, appliances include inset 4 ring ceramic hob with oven below, integrated fridge/freezer, eye level built-in microwave, plumbing and space for washing machine, wall cupboard housing wall mounted gas fired Worcester combination boiler, concealed

pelmet lighting, window to front with half height plantation shutter.

Bedroom

3.67m x 3.13m (12' 0" x 10' 3") Two windows to front with half height shutters and blind, picture rail, coved cornice and 'old school' style radiator.

Bathroom

remodelled with a white contemporary suite, tiled floor with heating below, porcelain fully tiled walls, tiled panel bath with mixer tap, shower spray and glazed screen, large wall mounted and shaped wash basin with mixer tap and deep drawers below, toilet with concealed cistern and push button flush, feature recessed ceiling lighting, large fitted backlit mirror and extractor fan

Outside

Parking

Allocated off street parking for one car

Lease Details

Lease vendor has confirmed the property is share of

freehold and the lease is 999 years from 13/7/15 - 988 years remaining

Service Charge

vendor has confirmed that the service charge is £50 per month for the period 1/1/25 to 31/12/2025

Ground Rent

vendor has confirmed the ground rent is nil

Additional Details

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