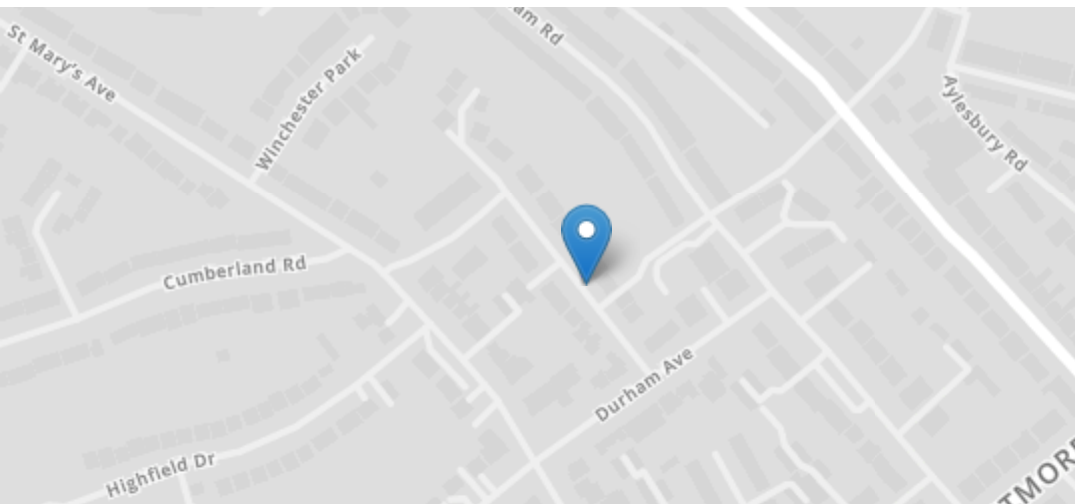
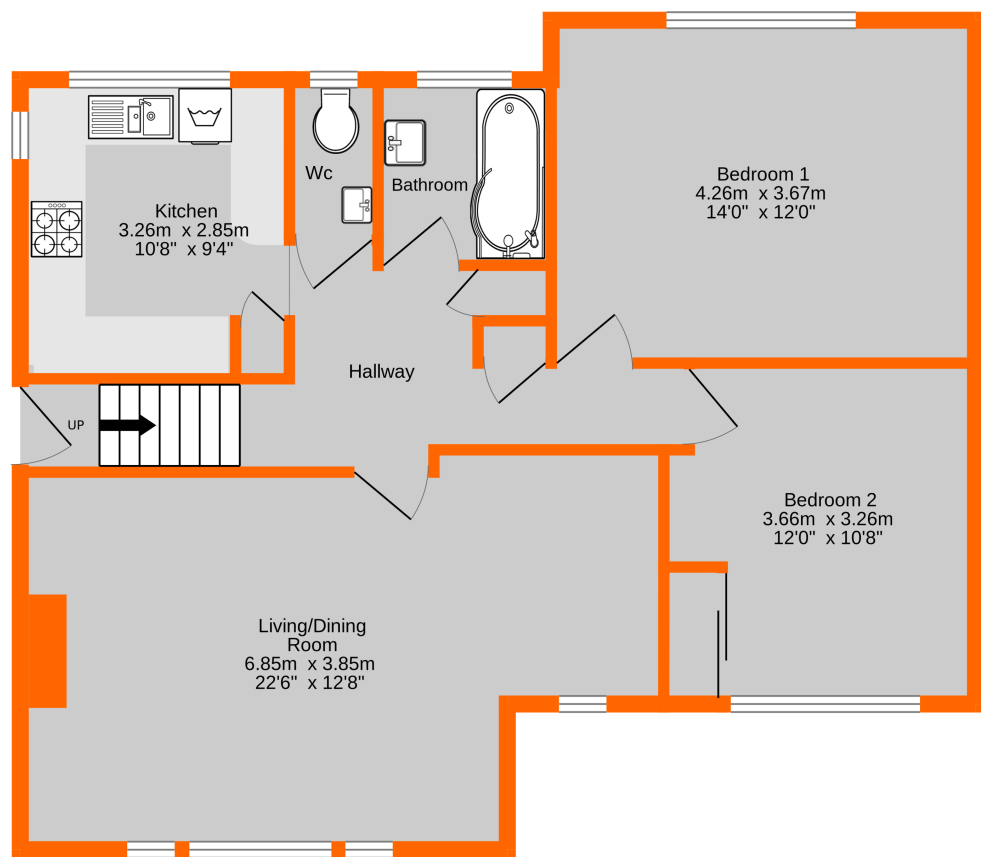




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

First Floor Flat
76.9 sq.m. (828 sq.ft.) approx.



TOTAL FLOOR AREA : 76.9 sq.m. (828 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.
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 West Wickham Office - 020 8460 7252

5 Winchester Road, Bromley, Kent BR2 0PZ Chain Free £410,000 Share of Freehold

- Two Double Bedroom Maisonette.
- L Shape 22'6" Living/Dining Room.
- Kitchen With Built-in Appliances.
- Share Of Freehold.
- Short Walk Highfield Schools.
- White Bathroom & Separate W.C.
- Garage & Communal Gardens.
- 0.6 Mile Bromley South Station.

5 Winchester Road, Bromley, Kent BR2 0PZ

Chain Free two double bedroom first floor maisonette, situated in this popular road, a short walk from the sought after Highfield Infant and Junior schools, about 0.9 of a mile from Shortlands station (Zone 4) and 0.6 of a mile from Bromley South station. L shape 22' 6" living/dining room with a distinct dining area, a white suite bathroom and white separate w.c.. Kitchen appointed with gloss wood effect fitted units and drawers, laminate work surfaces, a stainless steel gas hob, Logik electric oven and built in fridge/freezer. Gas fired heating with radiators via a Worcester boiler and double glazing. Offered with a Share of the Freehold, our client informs us they are discussing with the owners of the other seven maisonettes, regarding extending the existing leases to a long 999 year lease. Attractive communal grounds and garage en-bloc included with the property.

Location

Winchester Road runs between Cumberland Road and the bottom section of Durham Avenue. Local schools include Highfield Infant and Juniors, Harris Primary Academy and St Marks Primary school. There are local shops at the junction of Westmoreland Road and Pickhurst Lane. Bromley High Street is about 0.6 of a mile away with The Glades shopping centre and Bromley South station with fast (about 18 minutes) and frequent services to London. Shortlands station (Zone 4) and shops in Shortlands Village are about 0.9 of a mile away. South Hill Woods can be accessed off South Hill Road.



First Floor

Entrance

Via steps to side of property to covered porch on the first floor and part stained glass front door to:

Hallway

4.01m x 2.07m reducing to 0.93m (3' 1") (13' 2" x 6' 9") Seven steps up to hallway, double radiator, linen cupboard with slatted shelves, coving, cupboard housing the electric meter and consumer unit, access to spacious loft with light and some boarding via aluminium ladder

Living/Dining Room

6.85m reducing to 5.20m (17' 1") x 3.85m (22' 6" x 12' 8") Three double glazed front windows, radiator, coving, ornate white fire surround, double radiator and additional double glazed front window to dining area with wood effect laminate flooring

Kitchen

3.26m x 2.85m (10' 8" x 9' 4") Appointed with wall and base units and drawers, black laminate work surface, white ceramic 1 1/2 sink and drainer with a chrome mixer tap, integrated Logik dishwasher, Logik electric oven and a stainless steel four ring gas hob with a Bosch extractor canopy above, magic corner unit, Zanussi fridge/freezer, tall shelved unit with two doors, breakfast bar with radiator beneath, double glazed rear window, double glazed side window, Logik washing machine

Bedroom 1

4.26m x 3.67m (14' 0" x 12' 0") Double glazed rear window, double radiator, coving, wardrobe with two sliding doors

Bedroom 2

3.66m x 3.26m including wardrobe (12' 0" x 10' 8") Double glazed front window, coving, double radiator, built in double wardrobe with two sliding doors and a high level double cupboard above

Bathroom

1.92m x 1.83m (6' 4" x 6' 0") Double glazed rear window, tiled walls to two sides of the bath otherwise part tiled walls, tiled floor, white suite of shaped bath with a Grohe mixer tap/hand shower to one end, pedestal wash basin with a chrome mixer tap, chrome ladder style radiator, coving

Separate W.C.

1.50m x 0.83m (4' 11" x 2' 9") Double glazed rear window, white low level w.c. and wash basin with a chrome mixer tap, coving, part tiled walls, tiled floor

Outside

Garage

4.85m x 2.36m (15' 11" x 7' 9") En-bloc with double doors to front

Communal Grounds

Laid mainly to lawn

Additional Information

Lease

125 years from 1987 plus a Share of the Freehold. Our client informs us they are discussing with the owners of the other seven maisonettes regarding extending the leases to a long 999 year lease - To Be Confirmed

Maintenance

£120.00 Per Month - 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.

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 checker.ofcom.org.uk/en-gb/mobile-coverage