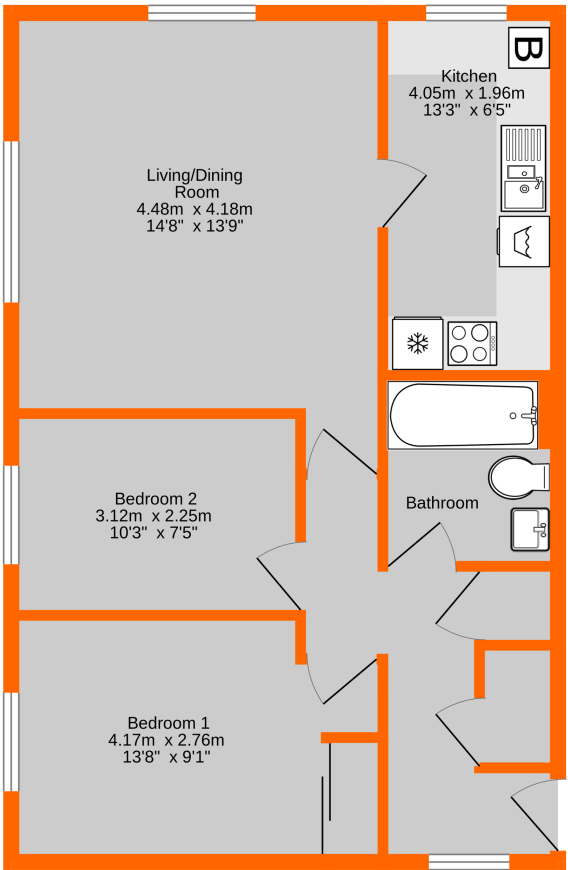


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

First Floor Flat
58.0 sq.m. (624 sq.ft.) approx.



TOTAL FLOOR AREA : 58.0 sq.m. (624 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 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



George Proctor & Partners trading as Proctors



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

Flat 12, Morley Court, 72 Westmoreland Road, Bromley, Kent BR2 0TD
Chain Free £330,000 Share of Freehold

- Two Bedroom Flat.
- 0.5 Mile Bromley South Station.
- Dual Aspect Living Room.
- Chain Free.
- Share Of Freehold.
- First Floor.
- Garage en bloc.
- Convenient For Highfield School.

www.proctors.london

www.proctors.london

Flat 12, Morley Court, 72 Westmoreland Road, Bromley, Kent BR2 0TD

Situated on the first floor of this modern purpose-built block, this two-bedroom flat with SHARE OF FREEHOLD is ideally located for Bromley South station and excellent local schools. The property offers a bright dual-aspect living/dining room, a fitted kitchen with integrated appliances, two bedrooms, and a bathroom with shower over bath, low level w.c and sink with 2 door vanity beneath. Two deep storage cupboards in the hallway and with the additional benefit of a garage en bloc, this property will be an exciting opportunity to a range of buyers.

Location

Situated on the corner of Westmoreland Road and Cumberland Road. Bus services pass along Westmoreland Road with routes to Bromley High Street with national stores, The Glades shopping centre, The Churchill Theatre, various restaurants and other recreational facilities and Bromley South Station, which is about half a mile away. Local schools include Highfield Infant and Junior Schools off Highfield Drive and South Hill Road and St Mark's Primary School.



Ground Floor

Communal Entrance

Stairs to first floor

First Floor

Hallway

1.05m x 0.91m 3.27m x 1m (10' 9" x 3' 3") Security entry phone, double glazed window to side, double radiator, deep storage cupboard of 1.05 x 0.91 (3' 5" x 3') housing the consumer unit, additional storage cupboard with shelves.

Bathroom

2.14m x 1.94m (7' 0" x 6' 4") Double radiator, white panel bath with chrome shower head over, chrome mixer tap and glass shower screen, low level W.C., sink with chrome mixer tap and two door cupboard beneath, part tiled walls and wood effect vinyl flooring

Bedroom 1

4.17m x 2.76m (13' 8" x 9' 1") Double glazed window to rear, double radiator, built in wardrobe with hanging rail and shelf space

Bedroom 2

3.12m x 2.25m (10' 3" x 7' 5") Double glazed window to rear, double radiator

Living/Dining Room

4.48m x 4.18m (14' 8" x 13' 9") Double glazed windows to rear and side, double radiator

Kitchen

4.05m x 1.96m (13' 3" x 6' 5") Double glazed window to side, double radiator, range of beech units and drawers with laminate work surfaces and tiled splashback, stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap, Hotpoint stainless steel oven and four ring electric hob, plumbing and space for washing machine and freestanding upright fridge/freezer, wall mounted Vaillant Eco-Fit Pure combination boiler

Outside

Communal Grounds

Mainly laid to lawn with shrub borders

Garage

Garage en bloc

Additional Information

Lease

999 years from March 2007 - With a Share Of Freehold - To Be Confirmed

Maintenance

£1,400 Per Annum from 25 March 2025 to 24 March 2026 - 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