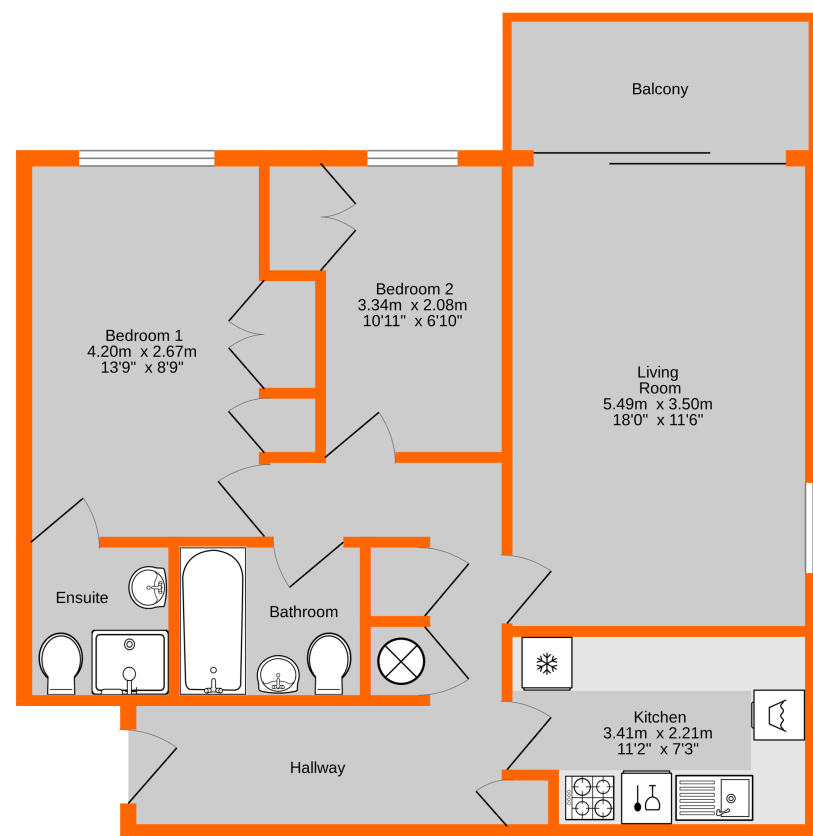
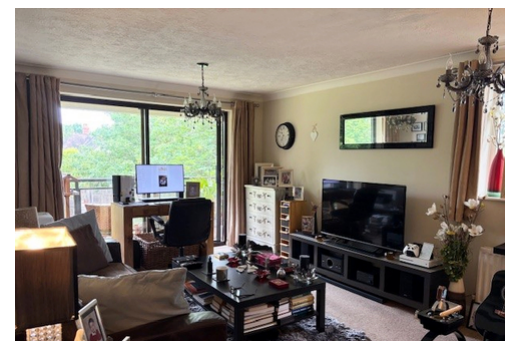


First Floor Flat  
63.9 sq.m. (688 sq.ft.) approx.



TOTAL FLOOR AREA : 63.9 sq.m. (688 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**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.  
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Viewing by appointment with our West Wickham Office - 020 8460 7252

## 73 Chatsworth House, Whitehaven Close, Bromley, Kent BR2 0YN £375,000 Leasehold

- Chain free.
- Garage En Bloc.
- Kitchen With Some Integrated Appliances.
- Popular Purpose Built Development.
- Two Bedroom First Floor Flat.
- White Bathroom & En-suite Shower.
- Balcony & Communal Grounds.
- 0.4 Mile Bromley South Station.



## 73 Chatsworth House, Whitehaven Close, Bromley, Kent BR2 0YN

CHAIN FREE two bedroom first floor purpose built flat in this popular development about 0.4 OF A MILE FROM BROMLEY HIGH STREET, with it's excellent range of National and independant shops and restaurants. 18' 2" x 11'6" living/dining room with double glazed doors to OWN BALCONY, Kitchen reappointed with a range of birch fitted units and drawers with laminate work surfaces and some integrated appliances including Stoves electric oven with 4 ring gas hob and extractor fan as well as Hotpoint dishwasher. Both bedrooms have built in wardrobes and the main bedroom has a white en suite shower room. There is a white suite bathroom off the hallway and there is gas fired heating with radiators via a Potterton boiler. Entry phone security system and attractive communal grounds mainly laid to lawn. Garage en bloc with an up and over door.

### Location

Whitehaven Close is off Westmoreland Road between D'arcy Place and New Farm Avenue and is a cul-de-sac about 0.4 of a mile from Bromley High Street, with a good range of amenities including The Glades Shopping Centre and bromley South Station, with fast (about 18 minutes) and frequent services to London Victoria. Local schools include St Mary's Primary, Harris Primary Academy, Highfield Infant and Juniors and Ravensbourne Secondary School. Bus services including the Superloop connecting Bromley and Croydon pass along Westmoreland Road.



### Ground Floor

#### Communal Entrance

Stairs to first floor

### First Floor

#### Hallway

Storage cupboard housing consumer unit, cupboard housing the water tanks, additional storage cupboard with shelving, double radiator

#### Kitchen

3.41m x 2.21m (11' 2" x 7' 3") Glazed window to rear, range of birch base and wall units and drawers with laminate worksurface, tiled splashbacks, cupboard housing Potterton Suprema boiler, Hotpoint washing machine, stainless steel sink and drainer with chrome mixer tap, integrated Hotpoint dishwasher, Stoves stainless steel oven with four ring gas hob and extractor fan over, Hotpoint upright fridge/freezer

#### Living Room

5.49m x 3.50m (18' x 11' 6") Glazed window to side, double glazed sliding doors to balcony at front, two double radiators

#### Balcony

#### Bedroom 2

3.34m x 2.08m (10' 11" x 6' 10") Glazed window to rear, double radiator, built in wardrobe with two doors

#### Bathroom

2.06m x 1.67m (6' 9" x 5' 6") White suite comprising white panelled bath with chrome mixer tap/hand shower, ceramic sink with chrome mixer tap and two door cupboard beneath, low level w.c., part tiled walls and wood effect laminate flooring

#### Bedroom 1

4.20m x 2.67m (13' 9" x 8' 9") Glazed window to front, single and double radiators, built in wardrobe with hanging and shelf space

#### En Suite Shower Room

1.72m x 1.55m (5' 8" x 5' 1") Shower cubicle with hand attachment, low level w.c., pedestal wash basin, tiled walls and wood effect laminate flooring

### Outside

#### Garage

Garage en bloc



#### Communal Grounds

Attractive communal grounds to front and rear

#### Agent's Note

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

#### Lease

125 years from December 1985 - 85 years remaining -To Be Confirmed

#### Ground Rent

£170 for the second 25 years of the lease, increasing to £225 for the third term of 25 years, increasing to £340 for the fourth 25 years and increasing to £425 for the remainder of the term of the lease.

#### Maintenance

£2550.76 - per annum - To Be Confirmed

#### Council Tax

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

