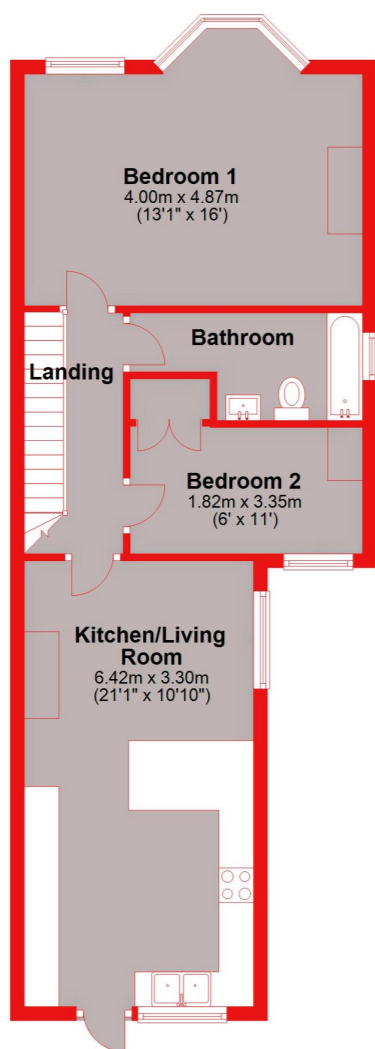




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor
 Approx. 55.4 sq. metres (596.4 sq. feet)



Total area: approx. 55.4 sq. metres (596.4 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Drawn By Proctors Estate Agents Bromley
 Plan produced using PlanUp.

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 Bromley Office - 020 8460 4166

55a Morgan Road, Bromley, Kent BR1 3QE

Guide Price £350,000 Leasehold Share of Freehold

- Modernised First Floor Conversion
- 2 Bedrooms
- Open Plan Kitchen/Living Room
- Underfloor Heating
- Beautifully Presented
- Modern Bathroom
- Double Glazing
- Private Section of Garden, EPC Rating E

55a Morgan Road, Bromley, Kent BR1 3QE

Proctors Bromley office are delighted to offer for sale this modernised and attractively presented first floor conversion flat which benefits from a private section of garden to the rear. There are 2 bedrooms, a modern bathroom with white suite, and a superb open plan re-fitted kitchen living room with built-in appliances. Features include, sealed unit double glazing and a gas fired under floor heating system with Hive programmer. A wooden staircase from the kitchen leads directly to the garden which enjoys a westerly aspect.

Location

Conveniently close to local shops in College Road and Plaistow Lane and about half a mile from Bromley Town centre. The nearest railway station is Sundridge Park, serving, via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street.



FIRST FLOOR

Landing

Access to loft via pull down ladder, underfloor heating.

Living Room/Kitchen

6.42m x 3.30m (21' 1" x 10' 10")

(Sitting Area) Double glazed window to side, tiled floor with under floor heating,
(Kitchen Area) Wall and base units, stone works tops incorporating breakfast bar, stainless steel sink, Hotpoint electric hob with cooker hood above, built-in Hotpoint oven and microwave oven, integrated fridge/freezer, wine cooler, tiled floor with underfloor heating, ceiling downlighters, cupboard housing gas fired boiler, double glazed door and window to rear with integrated blinds.

Bedroom 1

4.00m into bay x 4.87m (13' 1" x 16' 0")
Double glazed sash style bay window and further double glazed sash style to front, cast iron fireplace, ceiling downlighters, under floor heating.

Bedroom 2

1.82m x 3.35m (6' 0" x 11' 0") Double glazed window to rear, built in storage cupboard, ceiling downlighters, underfloor heating.

Bathroom

White suite comprising, panelled bath with overhead shower, shower screen, hand basin with cupboards under, low level w.c., ladder radiator, extractor fan, ceiling downlighters, tiled walls, double glazed window to side.

OUTSIDE

Garden

Approximately 6.10m x 6.10 m (20' x 20')
Westerly aspect, paved, shrub border, garden store, gate to shared side access.

Tenure

Leasehold with Share of Freehold
Lease Term - 999 years from 25/12/1982
Maintenance Charge - Shared on a as and when basis.

ADDITIONAL INFORMATION

Council Tax

London Borough of Bromley Band C
£1733.07 for 2024/5

