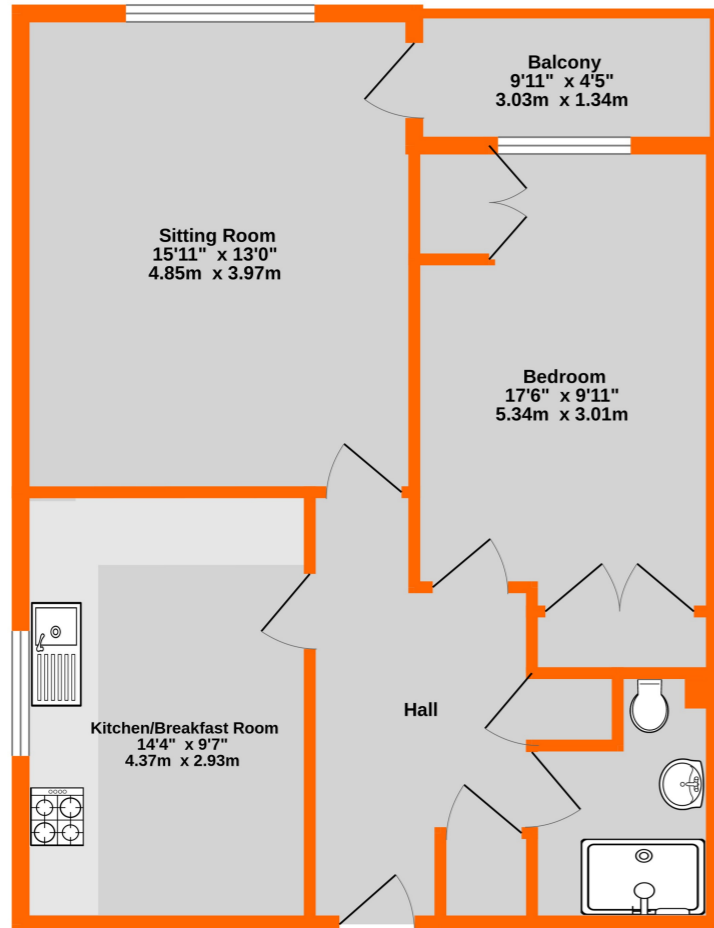


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731sq.ft. (67.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Park Langley Office - 020 8658 5588

4 Highwood, 61 Shortlands Road, Bromley, Kent BR2 0JJ

£350,000 Leasehold

- Fabulous 67.9sqm/731sqft ground floor flat
- Quiet position to rear of block
- South east facing balcony
- Sold with benefit of extended lease
- Large bedroom with fitted wardrobes
- Generous kitchen/breakfast room
- Spacious entrance hall with ample storage
- Offered to the market 'Chain Free'

4 Highwood, 61 Shortlands Road, Bromley, Kent BR2 0JJ

Exceptional ground floor flat ticking all the boxes - EXTENDED LEASE, GENEROUS ROOMS, WELL PRESENTED, CONVENIENT LOCATION, BALCONY WITH LOVELY OUTLOOK and DIRECT ACCESS TO COMMUNAL GARDENS. The large fitted kitchen/breakfast room sets this flat apart with integrated appliances as expected but with ample space for a dining table and chairs. Delightful sitting room and large double bedroom both enjoy attractive views to rear over the gardens. The bedroom has a big double wardrobe plus further fitted wardrobes adding to the plentiful storage here and also in the hall. Bathroom is well appointed as a shower room and the flat is in very good decorative order throughout. The windows and door to the balcony are all double glazed and the owners have carried out recent works to update the consumer unit and check the electrics, ready for the new owner.

Location

Highwood is a sought after development about half a mile from Shortlands Station and shops in Shortlands Village. Bus services pass along Shortlands Road with routes to Beckenham, Shortlands and Bromley. Bromley Town Centre is about a mile away with Beckenham High Street a similar distance, both offering a good range of shops and restaurants. There are also local shops at the Park Langley roundabout or at the top corner of Westmoreland Road.



Ground Floor

Entrance Hall

4.35m max x 2.2m max (14'3" x 7'3") includes coat cupboard with high level cupboard above, laundry cupboard with cupboard above, entryphone, radiator

Sitting Room

4.85m x 3.97m (15'11" x 13'0") spacious room with radiator beneath double glazed window to rear overlooking communal gardens and double glazed door to balcony

Balcony

3.03m x 1.34m (9'11" x 4'5") with tiled floor enjoying the best of the sunshine with south-east aspect, gate to access the communal gardens

Large Kitchen/Breakfast Room

4.37m x 2.93m (14'4" x 9'7") ample space for table and chairs, radiator, good range of kitchen units including cupboards and drawers beneath work surfaces plus integrated dishwasher and washer/dryer, inset 1½ bowl single drainer stainless steel sink with Grohe mixer tap, pull out cooker hood above 4-ring gas hob, built-in Hotpoint electric double oven in stainless steel with cupboard above and pull out storage beneath, integrated upright

fridge/freezer, full height cupboard, wall tiling, eye level cupboards including double cupboard concealing modern wall mounted gas boiler and gas meter, double glazed window to side with views to communal gardens at rear

Large Bedroom

5.34m x 3.01m (or 4.56m) (17'6" x 9'11") to include built-in double wardrobe with high level cupboard above, further fitted double wardrobe again with cupboards over, radiator beneath double glazed window overlooking balcony and gardens

Bathroom

2.52m max x 1.88m max (8'3" x 6'2") well appointed with tiled shower cubicle having glazed screen and sliding door, wash basin with mixer tap having cupboards and drawers beneath, white low level wc, tiled walls with mirror and shelves above basin, shaver point, chrome heated towel rail, extractor fan

Outside

Communal Gardens

beautiful gardens to the rear with direct access from private balcony, laid to lawn with established trees enhancing the setting. Additional garden areas to front, all



well maintained to high standard plus visitor parking to front and rear

Garage

5.47m x 2.52m (17'11" x 8'3") no.15 on the right hand side at the rear (6th garage from far end) with up and over door and light, accessed via driveway beside building

Additional Information

Extended Lease

189 years from 25 December 1980 (about 145 years remaining) - Extended in 2016 at a cost of circa £24,000 - to be confirmed

Ground Rent

Peppercorn - to be confirmed

Maintenance

currently £1,186 per annum, paid half yearly with most recent payment in January 2024 - to be confirmed

Council Tax

London Borough of Bromley - band D

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts

