

£245,000 Leasehold

Flat Twenty Five Aurora House, 335-337 Bromley Road, London SE6 2RP



- Fifth Floor (building has a lift)
- High Performance Glazing
- Gas Central Heating
- Approx. 548 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Short Walk from Bellingham Station

## GENERAL DESCRIPTION

A great chance to buy a top-floor apartment with large, private roof terrace. The property features a spacious, dual-aspect reception room with open plan kitchen as well access to the terrace and to an additional balcony. There is a good-sized bedroom, a simple, modern bathroom and some useful hallway storage. Well insulated walls and roof, high performance glazing and gas central heating have resulted in a very good energy-efficiency rating. Bellingham Railway Station, which provides Thameslink services between Sevenoaks and London Blackfriars, is only a short walk away.

**Tenure:** Leasehold (125 years from 2013).

**Service Charge:** £90.40 per month (subject to annual review).

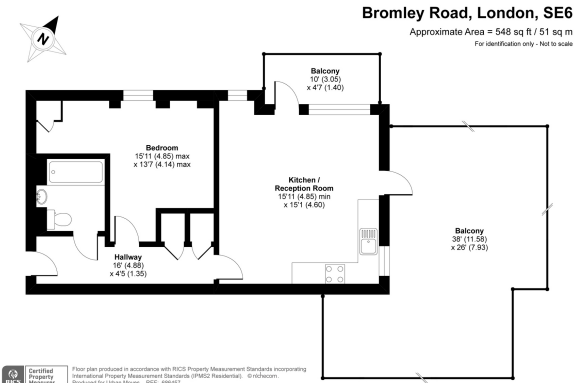
**Ground Rent:** £200.00 for the year.

**Council Tax:** Band B, London Borough of Lewisham.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

## DIMENSIONS



### FIFTH FLOOR

#### Entrance Hallway

16' 0" x 4' 5" (4.88m x 1.35m)

#### Reception

15' 11" min. x 15' 1" (4.85m x 4.60m)

#### Terrace

approximately 38' x 26' (11.58m x 7.92m)

#### Balcony

10' 0" x 4' 7" (3.05m x 1.40m)

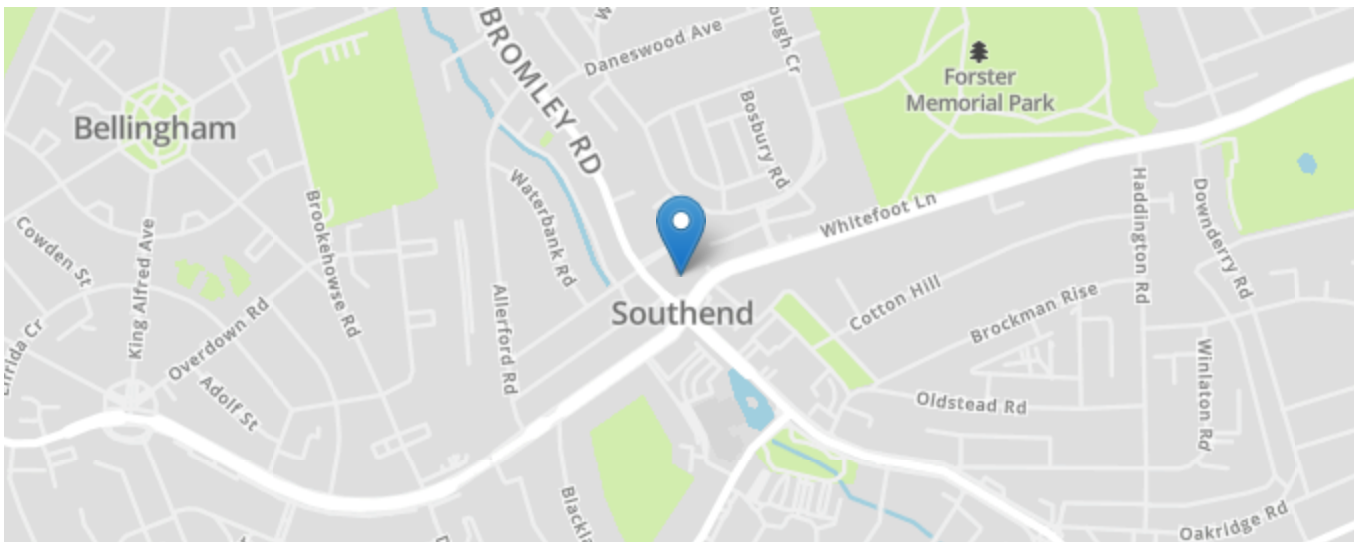
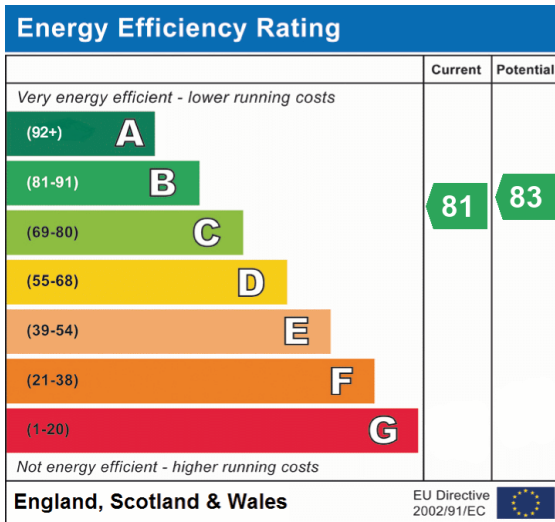
#### Kitchen

included in reception measurement

#### Bedroom

15' 11" max. x 13' 7" max. (4.85m x 4.14m)

#### Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.