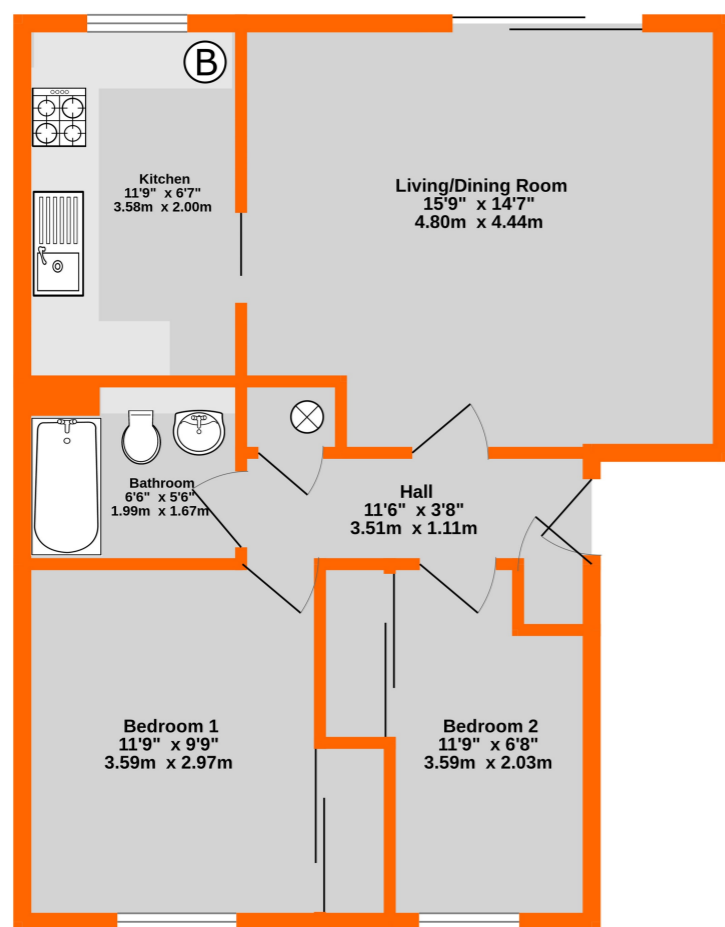


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	76

EU Directive 2002/91/EC

GROUND FLOOR
 634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634sq.ft. (58.9 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 West Wickham Office - 020 8460 7252

2 Stamford Drive, Bromley, Kent BR2 0XF Chain Free £320,000 Share of Freehold

- Two Bedroom Ground Floor Flat.
- Own South West Facing Terrace.
- Garage En Bloc.
- About 0.5 Mile Bromley High Street.
- 15' 9" x 14' 7" Living/Dining Room.
- Kitchen With Fitted Oven & Hob.
- Well Maintained Communal Gardens.
- Walking Distance Highfield Schools.

2 Stamford Drive, Bromley, Kent BR2 0XF

CHAIN FREE two bedroom ground floor purpose built flat, having a GOOD PROPORTION 15' 9" x 14' 7" living/dining room with double glazed patio doors to the OWN SOUTH WEST FACING PAVED TERRACE. About 0.5 MILE from Bromley High Street and BROMLEY SOUTH STATION and within WALKING DISTANCE of the SOUGHT AFTER HIGHFIELD SCHOOLS. Off the living/dining room is the modern kitchen, with white wall and base units, a Neve electric oven and ceramic hob. White suite bathroom and both the bedrooms have built in wardrobes. Gas fired heating with radiators and double glazing. Garage en bloc included with the flat. Attractive communal gardens, laid mainly to lawn with shrub borders and trees. Extended lease and a Share of the Freehold. There are twelve flats in Stamford Drive, which is part of the Kingsleigh Walk development and this is one of six flats in this section of the building.

Location

This development is on the corner of Stamford Drive and Westmoreland Road and is about 0.5 of a mile from Bromley High Street, with a range of amenities including The Glades Shopping Centre, The Churchill Theatre, various restaurants and coffee shops and Bromley South Station with fast (about 18 minutes) and frequent services to London. There are further shops on the corner of Westmoreland Road and Pickhurst Lane. Local schools include Highfield Infant and Junior schools. Bus services pass along Westmoreland Road. South Hill Woods can be accessed at the junction of Westmoreland Road and South Hill Road.



Ground Floor

Communal Entrance

Via entry phone and communal outer door with carpeted communal hallway to own front door on the ground floor

Hallway

3.51m x 1.11m (11' 6" x 3' 8") Entry phone handset, radiator, coving, cupboard housing hot and cold water tanks, coat cupboard housing consumer units

Living/Dining Room

4.8m x 4.44m reducing to 3.57m (11'9") (15' 9" x 14' 7") Two double radiators, coving, sliding door to kitchen, double glazed patio doors to:

Paved Terrace

7m x 2.68m (23' 0" x 8' 10") South West facing with raised flower bed, access to communal grounds

Kitchen

3.58m x 2.00m (11' 9" x 6' 7") Double glazed rear window, double radiator, appointed with white wall and base units and drawers, granite effect work surfaces, stainless steel sink and drainer with a chrome mixer tap, base unit housing Ideal boiler, wall unit housing the gas meter, plumbing/space for washing machine and space for fridge/freezer, built in Neve electric oven and Neve ceramic hob with an extractor unit above, splashback tiling to one wall

Bedroom 1

3.59m x 2.97m plus wardrobe (11' 9" x 9' 9") Double glazed front window, radiator, coving, built in wardrobe with two mirror fronted sliding doors

Bedroom 2

3.59m (max) x 2.03m plus wardrobe (11' 9" x 6' 8") Double glazed front window, double radiator, coving, built in wardrobe with two sliding doors

Bathroom

1.99m x 1.67m (6' 6" x 5' 6") Appointed with a white suite of bath with a wall mounted Redring Pure shower over to one end and a chrome mixer tap/hand shower, white low level w.c. and pedestal wash basin with a chrome mixer tap, extractor fan, chrome ladder style radiator, white tiled walls

Outside

Communal Gardens

Attractive well maintained communal grounds, laid mainly to lawn, shrub borders and trees

Garage

4.99m x 2.53m (16' 4" x 8' 4") En bloc with up and over door

Additional Information

Lease

189 years from 24 June 1982 plus a Share of the Freehold- To be Confirmed

Maintenance

£2084.00 per annum April 2024 to March 2025 To be Confirmed

Ground Rent

None - To be Confirmed

Agents 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