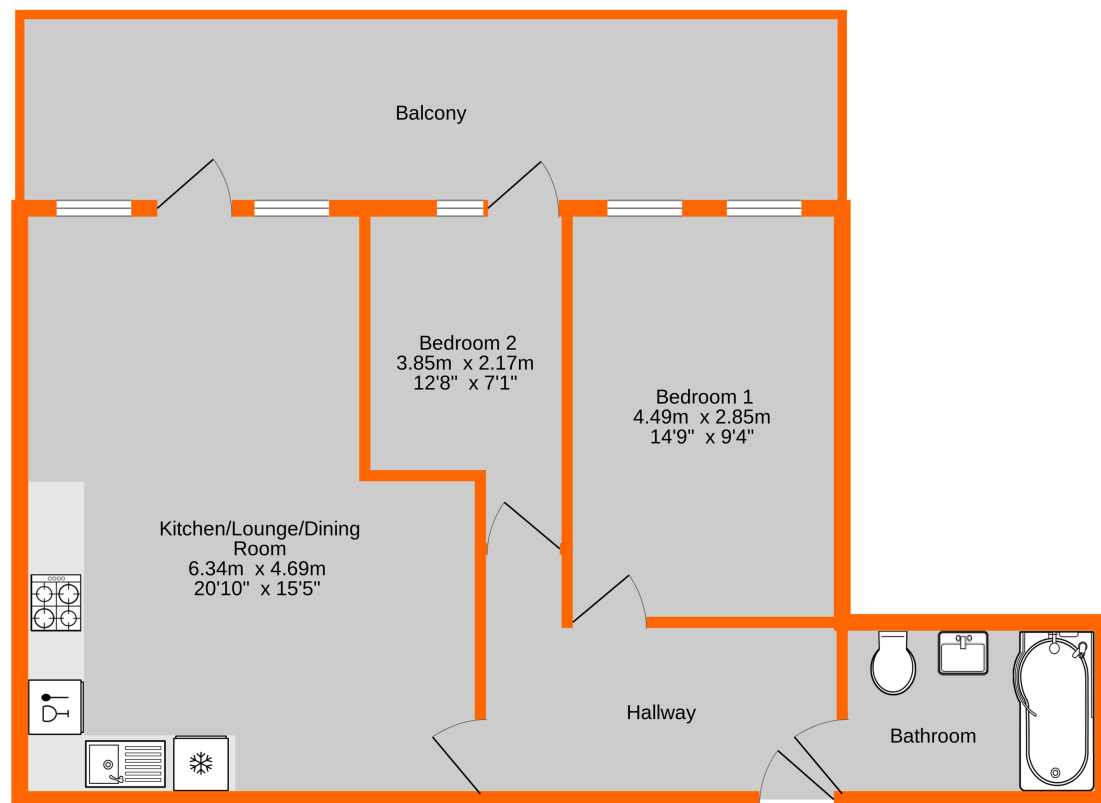


First Floor Flat  
61.4 sq.m. (661 sq.ft.) approx.



TOTAL FLOOR AREA : 61.4 sq.m. (661 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.  
**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](http://www.proctors.london)



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 5 Babbacombe House, 2 Babbacombe Road, Bromley, Kent BR1 3LW  
**£359,995 Leasehold**

- Two Bedrooms
- No Onward Chain
- First Floor
- Video Entrance Phone
- Large Balcony
- Beautifully Presented
- Double Glazed and Central Heating
- Ideal For Stations, Buses & Town Centre



## Flat 5 Babbacombe House, 2 Babbacombe Road, Bromley, Kent BR1 3LW

Beautifully presented to the market with no onward chain is this generous two bedroom first floor apartment, located a short distance to Bromley town centre and stations. Accessed with video entry phone, the property has a large open plan lounge/diner with modern fitted kitchen with high gloss units and built in Neff appliances, two bedrooms and luxury fitted bathroom with Villeroy and Boch fittings. From the lounge and second bedroom there is direct access onto a large balcony, ideal for entertaining. Double glazed windows and gas fired central heating with oak engineered flooring to most rooms. Outside there is a secure underground allocated parking space.

### Location

Babbacombe Road is a popular residential road convenient for quick access by foot to Bromley town centre and either Bromley North or Sundridge Park railway stations, both serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Local shops are close at hand in either College Road or Sundridge Park 'village' as are a number of popular primary schools in both London Lane and Plaistow Lane



### Ground Floor

#### Communal Entrance

Video entry phone system, stairs to first floor.

### First Floor

#### Entrance

Timber door, video entry phone system, oak engineered flooring, radiator.

#### Lounge/Diner/ Kitchen

6.34m x 4.69m (20' 10" x 15' 5") Double glazed French door to balcony, double glazed window to rear, oak engineered wood flooring, radiator x 2, spot lights. Kitchen Area - Range of fitted high gloss two tone wall and base units, granite work surfaces, sink and mixer tap, Neff stainless steel oven, gas hob and extractor hood, integrated Neff fridge/freezer, washing machine, dishwasher, splash back, integrated Neff stainless steel microwave, wall mounted combi boiler in concealed cupboard, space for dining table.

#### Bedroom 1

4.49m x 2.85m (14' 9" x 9' 4") Two x double glazed window to rear, radiator, t.v. point.

#### Bedroom 2

3.85m x 2.17m (12' 8" x 7' 1") Double glazed door to balcony, radiator.

#### Bathroom

2.80m x 1.92m (9' 2" x 6' 4") Fitted white suite comprising panel bath with curved glass screen, wall mounted shower control and pan head shower, electric heated towel rail, Villeroy and Boch wash hand basin with chrome mixer tap and storage below, low level w/c with push flush, tiled walls, mirror light, shaver point.

#### Balcony

Larger than average balcony to rear.

### Outside

#### Parking

Secure gated parking underground with one allocated space.

### Additional Information

#### Lease

Lease term is 125yrs from 1 January 2015 - approx. 115 years remaining. TBC

#### Maintenance Charge

Service charge for 2025 - £2712.72. TBC

#### Ground Rent

Ground rent is £300.00 per annum. TBC

#### Council Tax

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

#### Mobile and Broadband

For Broadband coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
For Mobile coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

#### Agents Note

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