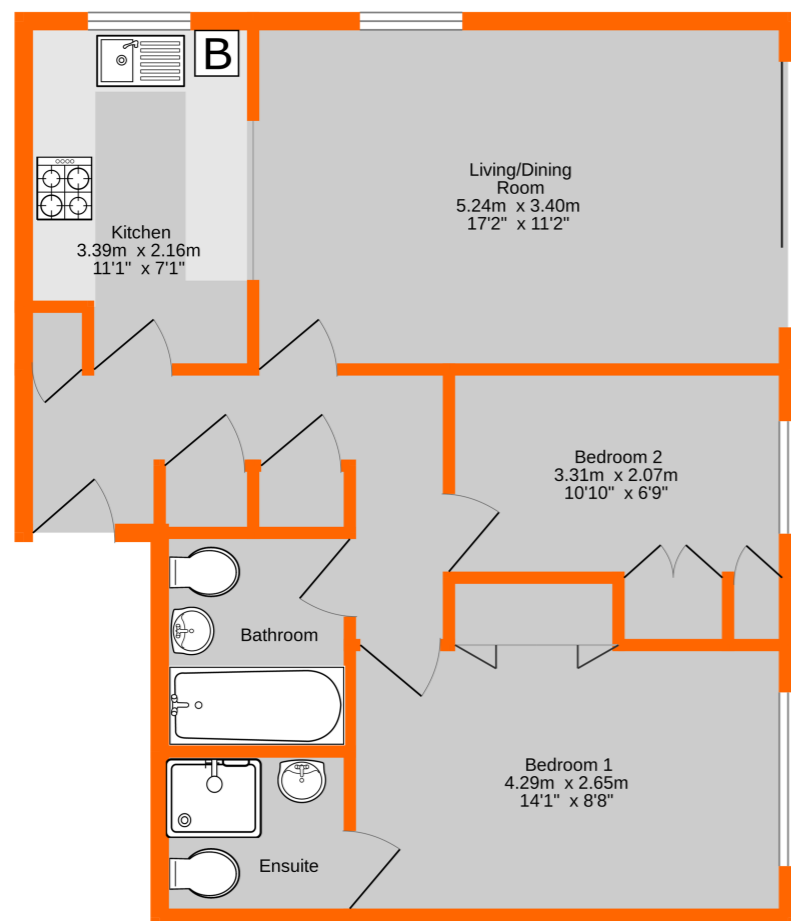


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor Flat
 60.5 sq.m. (651 sq.ft.) approx.



TOTAL FLOOR AREA : 60.5 sq.m. (651 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2023

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

Flat 64 Chatsworth House, Whitehaven Close, Bromley, Kent BR2 0YN Chain Free £340,000 Leasehold

- Two Bedroom Ground Floor Flat.
- 17' 2" Living/Dining Room.
- White Bathroom & En-Suite Shower.
- 0.4 Mile Bromley South Station.
- Popular Purpose Built Development.
- Reappointed Kitchen With Appliances.
- Garage En Bloc.
- Communal Grounds & Own Terrace.

Flat 64 Chatsworth House, Whitehaven Close, Bromley, Kent BR2 0YN

CHAIN FREE two bedroom ground floor purpose built flat in this popular development, about 0.4 OF A MILE FROM BROMLEY HIGH STREET, with a range of amenities including The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London Victoria. 17' 2" living/dining room with double glazed patio doors to OWN PAVED TERRACE, kitchen reappointed with white fitted units and drawers, wood strip effect work surfaces and having a built in Blomberg oven and Neff gas hob. Both the bedrooms have built in wardrobes and the main bedroom has a white en suite shower room. White suite bathroom off the hallway, double glazing and gas fired heating with radiators via a Worcester boiler. Bathroom and shower room with a chrome electric radiator. Entryphone security system and attractive communal grounds laid mainly to lawn. Garage en bloc with an up and over door.

Location

Whitehaven Close is off Westmoreland Road, between D'Arcy Place and New Farm Avenue and is a cul-de-sac about 0.4 of a mile from Bromley High Street, with a good range of amenities including The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London Victoria. Local schools include St Mark's Primary, Harris Primary Academy, Highfield Infant and Juniors and Ravensbourne Secondary school. Bus services including the new Superloop connecting Bromley and Croydon pass along Westmoreland Road.



Ground Floor

Entrance

Via entry phone and communal outer door to carpeted communal hallway, with a door and eight steps down to own front door on the ground floor

Hallway

4.16m x 2.67m reducing to 0.88m (2' 11") (13' 8" x 8' 9") Double radiator, wood effect laminate flooring, storage cupboard, airing cupboard with slatted shelves and an electric bar heater, storage cupboard housing the consumer unit, entryphone handset, coving

Living/Dining Room

5.24m x 3.4m (17' 2" x 11' 2") Double glazed side window, two double radiators, double glazed patio doors to paved terrace overlooking the communal grounds, coving, wood effect laminate flooring, serving hatch to:

Kitchen

3.39m x 2.16m (11' 1" x 7' 1") Double glazed side window, appointed with white fitted wall and base units and drawers, wood strip effect work surfaces, Lamona stainless steel sink and drainer with a chrome mixer tap, wall unit housing the Worcester boiler, stainless steel Blomberg oven and Neff stainless steel four ring gas hob with a stainless steel extractor unit above, breakfast bar, coving, wood effect flooring, white tiling between work surface and wall units

Bedroom 1

4.29m x 2.65m plus wardrobe (14' 1" x 8' 8") Double glazed rear window, coving, radiator, built in double wardrobe with mirror fronted sliding/folding double doors, door to:

En Suite Shower

1.64m x 1.54m (5' 5" x 5' 1") Tiled shower with a chrome shower, sliding doors and a white shower tray, white low level w.c. and wash basin with a chrome mixer tap having a white double cupboard beneath, wood effect flooring, tiled walls, extractor fan, chrome electric ladder style radiator

Bedroom 2

3.31m x 2.07m plus wardrobe (10' 10" x 6' 9") Double glazed rear window, radiator, coving, built in double and single wood effect wardrobe

Bathroom

2.06m x 1.66m (6' 9" x 5' 5") White suite of bath with a chrome mixer tap and chrome wall mounted shower over to one end, low level w.c. and wash basin with a chrome mixer tap having a white double cupboard beneath, extractor fan, tiled walls to three sides of the bath otherwise part tiled walls, wood effect flooring, chrome electric ladder style radiator

Outside

Own Terrace

Paved terrace off the living/dining room

Garage En Bloc

4.96m x 2.36m (16' 3" x 7' 9") With white up and over door

Additional Information

Lease

125 Years From 1985 - To Be Confirmed

Maintenance

£2,544.52 per annum for 2024 - To Be Confirmed

Ground Rent

Currently £170.00 per annum. The Ground Rent increases for the third twenty five year period of the term to £255.00 per annum, for the fourth twenty five year period of the term to £340.00 per annum and for the fifth twenty five year period of the term to £425.00 per annum - To Be Confirmed

Agent's 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

