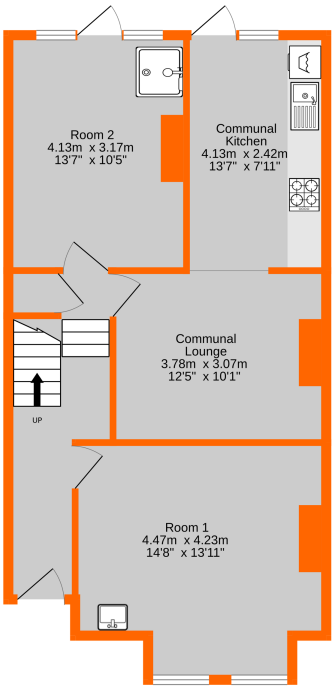
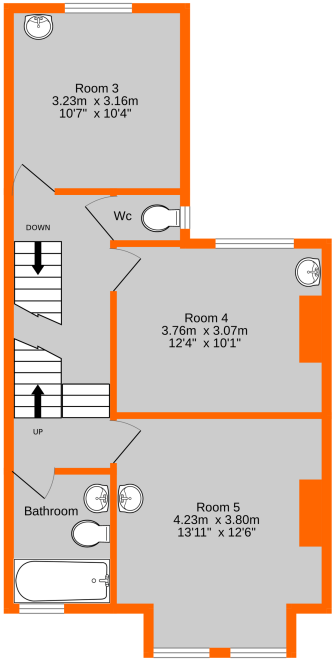


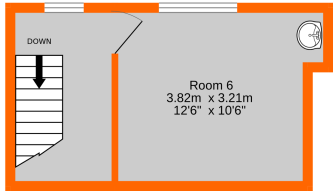
Ground Floor
61.0 sq.m. (656 sq.ft.) approx.



1st Floor
51.5 sq.m. (554 sq.ft.) approx.



2nd Floor
17.4 sq.m. (187 sq.ft.) approx.



TOTAL FLOOR AREA : 129.8 sq.m. (1398 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



HMO OPPORTUNITY

Viewing by appointment with our Bromley Office - 020 8460 4166

7 Florence Road, Bromley, Kent BR1 3NU

£675,000 Freehold

- Investment Opportunity
- 5/6 Letting Rooms
- Set Up As HMO
- 50ft Rear Garden
- 100% Occupancy
- Central Bromley Location
- Meters From Train Station
- Shared Communal Areas

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 fee 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



George Proctor & Partners trading as Proctors

www.proctors.london

7 Florence Road, Bromley, Kent BR1 3NU

HMO (House of Multiple Occupation) investment opportunity. Licenced HMO in the heart of Bromley, currently set up with five letting rooms, all rented out with a 100% occupancy rate, with the potential for six letting rooms. Communal sitting room and kitchen. Bathroom and separate cloakroom. All rooms have their own basin. Rear communal Garden enjoying the sun. For further information please contact us.

Location

Situated in a central location within walking distance of Bromley Town Centre with its excellent shopping facilities and just a short walk from Bromley North Station serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Excellent bus connections are close by.



Ground Floor

Entrance Hall

Glazed door into entrance hall, understairs storage cupboard, gas meter.

Room 1

4.47m x 4.23m (14' 8" x 13' 11") Two double glazed windows to front, coved cornice, ceiling rose, wash hand basin and mixer tap, radiator, double radiator.

Communal Lounge

3.78m x 3.07m (12' 5" x 10' 1") Picture rail, dado rail radiator, opens into:-

Communal Kitchen

4.13m x 2.42m (13' 7" x 7' 11") Glazed window to rear, glazed door to rear, range of white wall and base units, worktops over, space for washing machine and fridge/freezer, integrated stainless steel electric oven, gas hob, extractor hood.

Room 2

3.23m x 3.16m (10' 7" x 10' 4") Double glazed door to garden and double glazed window to rear, radiator, shower enclosure, coved cornice.

First Floor

Landing

Stairs leading to first floor.

Room 3

3.23m x 3.16m (10' 7" x 10' 4") Double glazed window to rear, radiator, wash hand basin and mixer tap, coved cornice.

W/C

Glazed window to side, low level w/c.

Room 4

3.76m x 3.07m (12' 4" x 10' 1") Double glazed window to rear, radiator, wash hand basin and mixer tap, coved cornice.

Room 5

4.23m x 3.80m (13' 11" x 12' 6") Two double glazed windows to front, radiator, coved cornice, wash hand basin and mixer tap.

Bathroom

2.25m x 1.85m (7' 5" x 6' 1") Double window to front, panelled bath, chrome bath shower mixer, wall mounted shower, low level w/c, wash hand basin and mixer tap, heated towel rail.

Second Floor

Landing

Stairs to second floor, double glazed window to rear, access to loft.

Room 6

3.82m x 3.21m (12' 6" x 10' 6") Double glazed window to rear, radiator, wash hand basin and mixer tap, coved cornice.

Outside

Garden

Approx. 50ft garden, patio area, trees and shrubs, gravel seating area.

Parking

On road via Permit Parking.

Additional Information

Council Tax

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

Broadband and Mobile

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

Agents Note

Current HMO Licence - expires 18 May 2027
Gas certificate - expires 12 June 2025
Elect certificate - expires 26 February 2026

Any incoming buyer will need to apply for their own HMO licence from Bromley Council as the licence goes with the landlords and not the property. The property is currently let and has been occupied by the same tenants for many years at a much lower than current market rent, allowing for an incoming landlord/investment buyer to increase the return by implementing current market rental rates.