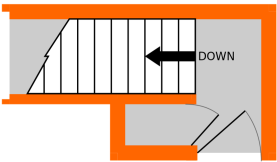
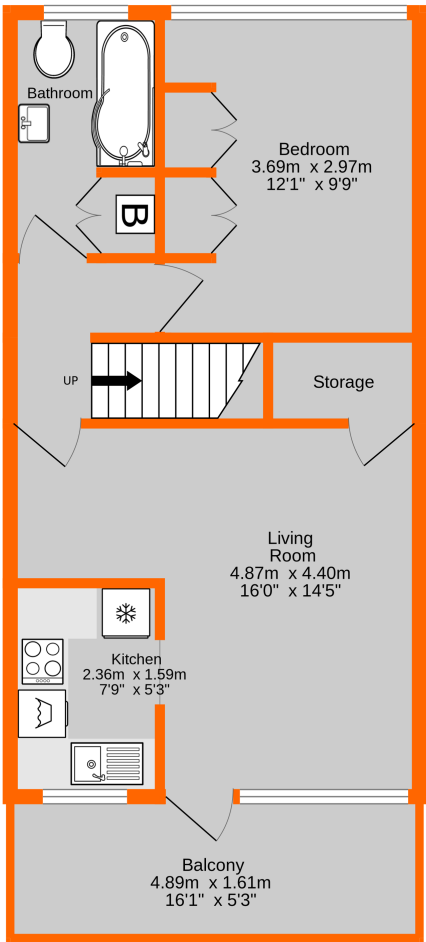


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Lower Floor
45.3 sq.m. (487 sq.ft.) approx.

Upper Floor Entrance
4.4 sq.m. (47 sq.ft.) approx.



TOTAL FLOOR AREA : 49.6 sq.m. (534 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Viewing by appointment with our West Wickham Office - 020 8460 7252

Flat 164 Elgar Lodge, Fair Acres, Bromley, Kent BR2 9BP

£215,000 Leasehold

- Split Level Purpose Built Flat.
- Gas Central Heating.
- Kitchen With Some Appliances.
- White Suite Bathroom.
- 16' Private Balcony.
- Chain Free.
- Attractive Communal Gardens.
- Long Lease of 131 Years.

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

Flat 164 Elgar Lodge, Fair Acres, Bromley, Kent BR2 9BP

This one bedroom flat on the 4th and 5th floor of this popular development has a wide balcony, perfect to enjoy the long summer evenings. There is an L shaped living room leading to the kitchen which has a range of cream units with laminate work surfaces and some appliances. The double bedroom has fitted wardrobes and the bathroom has a shaped bath, low level w.c and pedestal wash basin. There is gas central heating via radiators and the flat is mostly double glazed. The development has a lift service and the attractive communal grounds are mainly laid to lawn with various trees and seating areas as well as an ornamental lake. Requiring some updating but having an extended lease of 131 years, this flat is an exciting prospect for first time buyers or those down sizing.

Location

Fair Acres is situated at the end of Barnhill Avenue and is about one mile from Bromley High Street with The Glades Shopping Centre, The Churchill Theatre, various restaurants and other recreational facilities and Bromley South Station with fast and frequent (about 18 minutes) services to London Victoria. Bus services pass along Barnhill Avenue and Cameron Road with routes to Bromley High Street.



Ground Floor

Communal Entrance

Lift and stairs to fifth floor

Entrance

Landing with cupboard housing the consumer unit, stairs down to:

Living Room

4.87m x 4.40m (16' x 16' x 10' 6") L shaped room with radiator and window, sliding door to balcony, storage cupboard

Balcony

4.89m x 1.61m (16' 1" x 5' 3")

Kitchen

2.36m x 1.59m (7' 9" x 5' 3") Double glazed window overlooking communal grounds, range of cream units with laminate work surface over, Beko electric oven and hob with extractor fan over, space/plumbing for washing machine and fridge/freezer, stainless steel sink and drainer with chrome mixer tap, tiled splashbacks

Bedroom

3.69m x 2.97m (12' 1" x 9' 9") Double and single glazed windows to rear, radiator, fitted wardrobe with four doors

Bathroom

2.71m x 1.77m (8' 11" x 5' 10") Double glazed window to rear, pedestal wash basin with chrome taps, low level w.c., white shaped bath with chrome shower head, storage cupboard housing the main combination 24 boiler, tiled walls and vinyl floors

Outside

Communal Garden

Beautifully maintained enclosed communal gardens, laid mainly to lawn with an ornamental lake, shrub borders and trees, paths, large central lawn and various seating areas throughout the grounds

Additional Information

Lease

189 years from June 1967 - 131 years remaining - to Be Confirmed

Maintenance

£2,295 per annum 25/3/25 to 23/6/25 - To be Confirmed

Ground Rent

£50 for the first 33 years rising to £100 for the next 33 years and rising to £150 for the remainder of the term - 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 C. For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

Mains - Gas, Electric, Water and Sewerage

Broadband and Mobile

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

