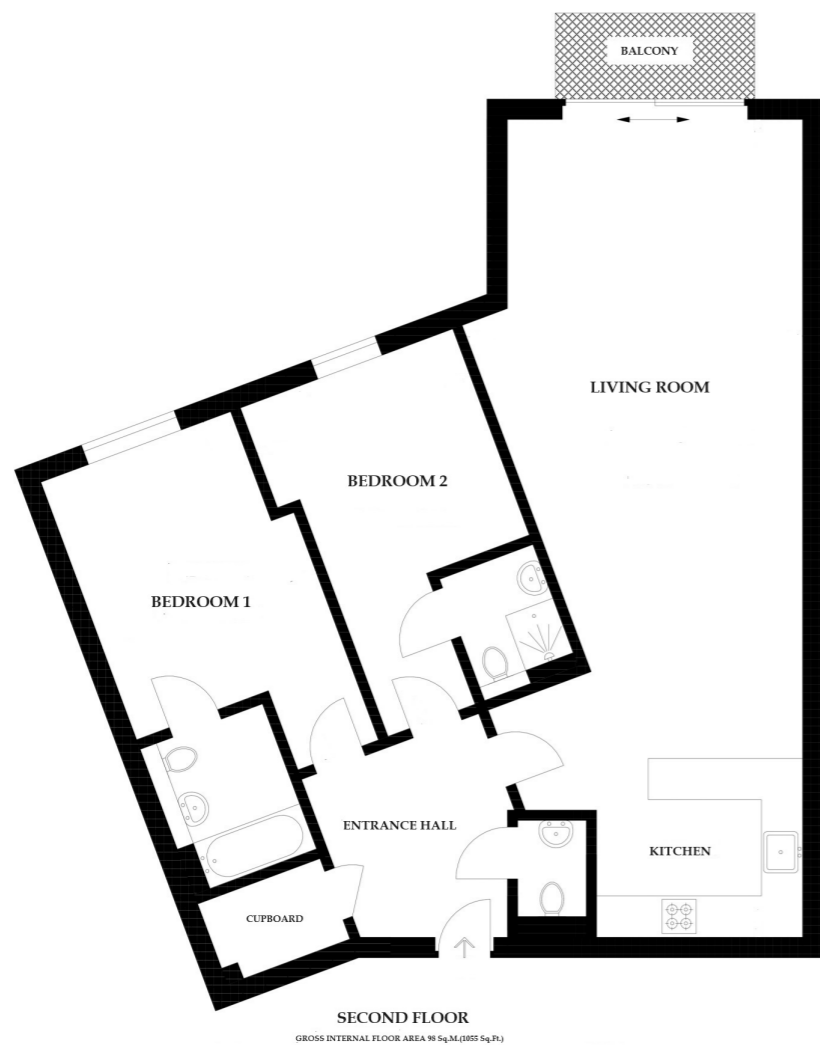


| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <b>A</b>                              |         |           |
| (81-91) <b>B</b>                            | 82      | 82        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |



Viewing by appointment with our Bromley Office - 020 8460 4166

## Flat 7, 3 Plaistow Lane, Bromley, Kent BR1 4DS

### £425,000 Leasehold

- 2 Bedroom Luxury Apartment
- En-Suite Bath & Shower Room
- Superb Living Rm/Kitchen
- Secure Allocated Parking
- Second Floor via Lift
- Guest Cloakroom
- Gas C/H, Double Glazing
- Close Station, Chain Free, EPC B

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)



## Flat 7, 3 Plaistow Lane, Bromley, Kent BR1 4DS

Proctors Bromley Office is delighted to market this superb second floor balcony apartment which is offered chain free. Beautifully presented, the spacious accommodation comprises, an impressive open plan living room/ kitchen with integrated Bosch appliances and a balcony, 2 bedrooms both with en-suite bath/shower room, a hall cloakroom, and a spacious entrance hall with large walk-in cloaks/storage cupboard. Features include, passenger lift to the second floor, video entrance phone, Amtico flooring, gas fired central heating via a combination boiler, and double glazing. Outside, there is a secure allocated parking space via electric gates. There is also a bike enclosure.

### Location

Situated above Tesco Express facing Plaistow Green, a short walk from Sundridge 'Village' and railway station serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. The popular Parish Church of England primary school is also close at hand in London Lane.



### Second Floor

#### Entrance Hall

Radiator and cabinet, video entrance phone, large walk in cupboard housing Vaillant gas fired combi boiler, storage shelving, light, coat hooks.

#### Living Room/Kitchen

11.92m x 4.90m max - 2.75m (39' 1" x 16' 1")

#### Living Room Area

Double glazed patio doors opening onto balcony, 4 wall light points, ceiling down lighters.

#### Kitchen Area

3.40m x 3.00m (11' 2" x 9' 10") Gloss finish wall and base units, quartz work tops, stainless steel sink and drainer, built in Bosch oven and halogen hob, stainless steel cooker hood, integrated Bosch fridge/freezer, integrated Bosch washer/dryer and dishwasher, ceiling down lighters, tiled floor.

#### Bedroom 1

3.99m x 3.29m (13' 1" x 10' 10") plus door recess, double glazed windows to front, freestanding wardrobe, ceiling down lighters, radiator with cabinet.

#### En-Suite Bathroom

White suite, panelled bath with shower over, folding screen, hand basin, low level w.c, chrome ladder radiator, tiled floor and walls, ceiling down lighters, shaver point, wall cabinet.

#### Bedroom 2

3.21m x 2.97m (10' 6" x 9' 9") plus door recess, double glazed windows to front, freestanding wardrobe, radiator with cabinet, ceiling down lighters.

#### En-Suite Shower Room

Shower cubicle with overhead shower, low level w.c, hand basin, chrome ladder radiator, tiled floor and walls, shaver point, wall cabinet.



### OUTSIDE

#### Parking

Allocated parking space to rear accessed via remote electric gates from Lytchet Road.

### Additional Information

#### Tenure

Leasehold - Lease Term 125 from June 2014  
Service Charge - £4,129.78 for period 1/1/2023 to 31/12/2023  
Ground Rent - £350 per annum doubling every 25 years.

#### Council Tax

London Borough of Bromley Band D - £1949.71 for 2024/25

