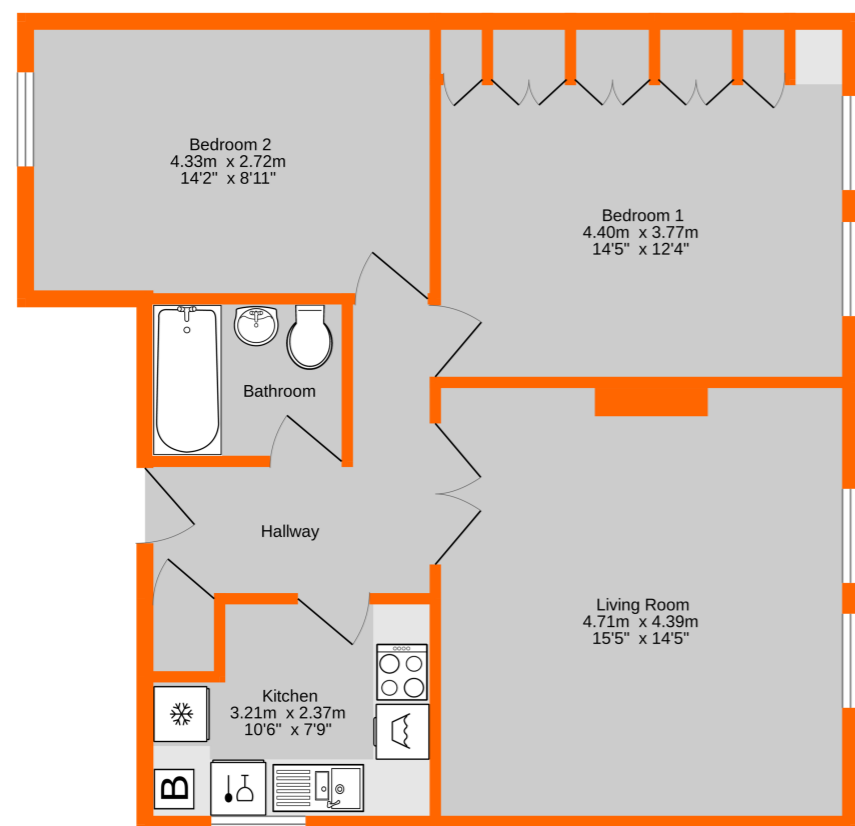




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Ground Floor Flat**  
 67.4 sq.m. (726 sq.ft.) approx.



TOTAL FLOOR AREA : 67.4 sq.m. (726 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix 02024

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

**Flat 1 Greenhayes Lodge, 87 Corkscrew Hill, West Wickham, Kent BR4 9BA**  
**Chain Free £360,000 Leasehold**

- Two bedroom Ground Floor Flat.
- 0.3 Mile West Wickham High Street.
- 0.6 Mile West Wickham Station.
- 15' 5" x 14' 5" Living Room.
- White Suite Bathroom.
- Development of Just 5 Flats.
- Parking Space & Communal Gardens.
- Vendor Prepared to Extend Lease.



## Flat 1 Greenhayes Lodge, 87 Corkscrew Hill, West Wickham, Kent BR4 9BA

Two bedroom ground floor purpose built flat in this small development of five flats, about 0.3 of a mile from a range of shops including a Sainsbury's and Marks and Spencer supermarkets, various restaurants and coffee shops in West Wickham High Street. West Wickham Station is about 0.6 of a mile away. 15'5" x 14' 5" living room approached via glazed double doors from the L shape hallway. Kitchen appointed with wood effect fitted units and drawers, built in Neff electric oven, Neff ceramic hob and Neff dishwasher. The main bedroom has a range of fitted wardrobes to one wall. The second bedroom can be used as a dining room and the bathroom is appointed with a white suite. Double glazing and gas fired heating with radiators via an Ideal Logic boiler. Parking space to the rear via electric gate and communal gardens. The vendors are prepared to extend the lease to 125 years.

### Location

This property is near the junction of Stambourne Way and Corkscrew Hill. West Wickham High Street with a good range of shops including a Sainsbury's and Marks and Spencer supermarkets, various restaurants and coffee shops is about 0.3 of a mile away. West Wickham Station is about 0.6 of a mile away. Bus services pass along Corkscrew Hill and Wickham Court Road. Bromley High Street and Bromley South Station are about 2.7 miles away. Local schools include Hawes Down Infant and Juniors and Oak Lodge Primary. McAndrew Recreation Ground is opposite the development.



### Ground Floor

#### Entrance

Via entry phone and communal outer door with carpeted communal hallway to own front door on the ground floor.

#### Hallway

3.22m x 3.52m reducing 1.5m (4' 11") (10' 7" x 11' 7") Coving, double radiator, storage cupboard with consumer unit, entryphone handset, wood effect laminate flooring, glazed double doors to living room

#### Living Room

4.71m x 4.39m (15' 5" x 14' 5") Two double glazed leaded light front windows, coving, radiator, coal effect electric fire with a marble fire surround

#### Kitchen

3.21m reducing to 2.42m (7' 11") x 2.37m (10' 6" x 7' 9") Double glazed leaded light side window, wood effect wall and base units and drawers, stainless steel 1 1/2 sink and drainer with a chrome mixer tap, granite effect work surface, Neff stainless steel electric oven and Neff ceramic hob with a Neff stainless steel extractor canopy above, space for fridge/freezer, plumbing/space for washing machine, wall unit housing Ideal Logic boiler, built in Neff dishwasher, coving, ceiling downlights, radiator, part tiling to three walls

#### Bedroom 1

4.40m x 3.77m into wardrobes (14' 5" x 12' 4") Three double and two single wood effect fitted wardrobes, radiator, two double glazed leaded light front windows, coving, double shelved cupboard

#### Bedroom 2

4.33m x 2.72m (14' 2" x 8' 11") Double glazed leaded light rear window, radiator, coving

#### Bathroom

2.15m x 1.67m (7' 1" x 5' 6") White bath with a chrome mixer tap/hand shower, pedestal wash basin and low level w.c., white tiled walls, radiator, coving, ceiling downlights, extractor fan

### Outside

#### Parking

Parking space to rear via electrically operated gate

#### Communal Gardens

### Additional Information

#### Lease

Currently 99 Years from 2001 - We are informed the vendors are prepared to extend the lease to 125 years from when the lease extension is finalised - To Be Confirmed

#### Maintenance

We understand Buildings Insurance for 1 January 2024 to 31 December 2024 is £353.40 and Service Charge for 1 January 2024 to 30 June 2024 is £806.40 - To Be Confirmed

#### Ground Rent

We are informed the Ground Rent will be £100.00 per annum during the term of the extended lease - 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