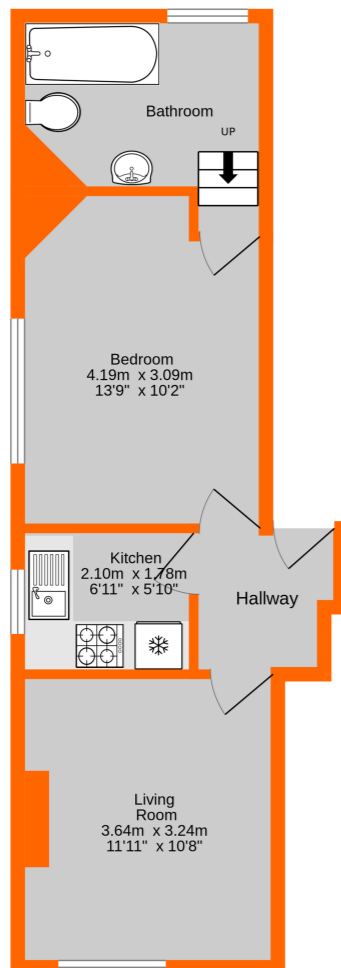


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	76
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
 37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA : 37.6 sq.m. (405 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2023



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

## 32b Westmoreland Road, Bromley, Kent, BR2 0QL

### Chain Free £232,500 Leasehold

- One Bedroom Conversion Flat.
- 0.2 Mile Bromley South Station.
- Double Bedroom & White Suite Bathroom.
- Parking Space To Front.
- On First Floor Of This Semi.
- Living Room.
- Kitchen With Oven & Hob.
- 125 Year Lease From 2019.

**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](http://www.proctors.london)



## 32b Westmoreland Road, Bromley, Kent BR2 0QL

CHAIN FREE one bedroom first floor conversion flat, being one of four flats in this period semi detached property, about 0.2 OF A MILE from Bromley High Street and BROMLEY SOUTH STATION with fast (about 18 minutes) and frequent services to London Victoria. Off the hallway are the living room, the double bedroom and the kitchen, appointed with wood effect fronted fitted wall and base units and drawers, granite effect work surfaces, a Beko electric oven and Beko four ring gas hob. From the bedroom there is a door and steps down to the white suite bathroom. Gas fired heating with radiators via a Worcester boiler and double glazing. The flat has an entryphone security system and a parking space to the front. 125 year lease from 2019.

### Location

This property is near the junction of Westmoreland Road and Queen Anne Avenue and is about 0.2 of a mile from Bromley High Street with a range of amenities including the The Glades Shopping Centre, The Churchill Theatre and Bromley South Station, with fast (about 17 minutes) and frequent services to London Victoria. Bus services pass along Westmoreland Road. Local schools include St Mark's Primary, Harris Primary Academy and Ravensbourne Secondary schools.



### Ground Floor

#### Communal Entrance

Via entryphone and communal outer door with carpeted staircase to own front door on the first floor

### First Floor

#### Hallway

1.8m x 1.71m (5' 11" x 5' 7") Consumer unit

#### Living Room

3.64m x 3.24m (11' 11" x 10' 8") Double glazed front window, picture rail, cornice, double radiator

#### Kitchen

2.10m x 1.78m (6' 11" x 5' 10") Double glazed side window, wood effect fronted fitted wall and base units and drawer, granite effect work surface, stainless steel sink and drainer with a chrome mixer tap, stainless steel Beko electric oven and stainless steel Beko four ring gas hob, wall mounted Worcester boiler, white splash back tiling, space for fridge beneath work surface, plumbing/space for washing machine

#### Bedroom

4.19m x 3.09m (13' 9" x 10' 2") Double glazed side window, radiator, door and steps down to:

#### Bathroom

2.87m x 2.16m (9' 5" x 7' 1") Double glazed rear window, white suite of bath with a chrome mixer tap/hand shower, pedestal wash basin and low level w.c., extractor fan, double radiator, 3/4 height tiling to two sides of the bath

### Outside

#### Parking Space

There is an allocated parking space to the front - Space B

### Additional Information

#### Lease

Our Client informs us the flat is offered with a 125 Year lease From 2019 - To Be Confirmed

#### Maintenance

£1,509 1/7/2022 - 31/6/2023 - To Be Confirmed

#### Ground Rent

We wait to be advised by our client - 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 B