



Viewing by appointment with our Beckenham Office - 020 8650 2000

Middle Flat, 11 London Lane, Bromley, Kent BR1 4HB

£330,000 Leasehold

- Large double bedroom
- Bathroom
- Impressive living room
- Re-fitted kitchen
- uPVC double glazing
- Electric heating
- Own section of garden
- Chain free

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.
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This much larger than average one bedroom conversion flat offers 702 sq m (755 sq ft) of accommodation on the first floor of this imposing Victorian detached property that has been converted into three units. This flat is larger than many two bedroom flats and benefits from a 19' x 14'5" living room with large bay window and attractive fireplace, the kitchen/breakfast room has been re-fitted with a range of units and has a built in electric oven and washing machine to remain. The bedroom measures an impressive 15'7" x 14'4" and has fitted wardrobes, there is also a bathroom with coloured suite which requires modernisation. There is a section of rear garden large enough to erect a summer house or home office

Location

Conveniently located 0.7 of a mile from Sundridge Park Railway Station which has services via Grove Park to Charing Cross via Lewisham with DLR connection for Canary Wharf and Cannon Street, there are local shops and bars en-route. Bromley Town Centre with its shops and restaurants including the Glades shopping centre is 0.8 of a mile away



External staircase to

Second Floor

Front door to

Entrance Lobby

stairs down to

Entrance Hall

coved cornice

Living Room

5.80m x 4.40m (19' 0" x 14' 5")

uPVC double glazed bay window to front, attractive marble fireplace surround with tiled/cast iron inset, fitted wardrobes and drawers to one wall, coved cornice

Kitchen/Breakfast Room

4.55m x 3.33m (14' 11" x 10' 11")

uPVC double glazed windows to front, fitted with a range of units comprising inset single drainer one and half bowl sink with mixer tap

with cupboard under, working surface to two walls with built-in electric oven and 4 ring induction hob with extractor fan, eye level cupboards to two walls, vinyl flooring, coved cornice, spotlights, washing machine to remain

Bedroom 1

4.76m x 4.37m (15' 7" x 14' 4")

uPVC double glazed windows to rear, attractive marble fireplace surround with tiling/cast iron inset, fitted wardrobes to one wall, coved cornice

Bathroom

obscure uPVC double glazed window to front, fitted with a coloured suite comprising pannelled bath with mixer tap and shower attachment, pedestal wash basin, toilet, heated chrome towel rail, tiling to four walls

Outside

Garden

own section of garden measuring approximately 50' x 40'

Lease Details

Lease

we are advised by the vendor that a new 125 year lease will be ordered

Maintenance

the vendor has confirmed the maintenance is £120 per month

Ground Rent

the vendor has confirmed the ground rent is nil

Council Tax

Band B - London Borough of Bromley