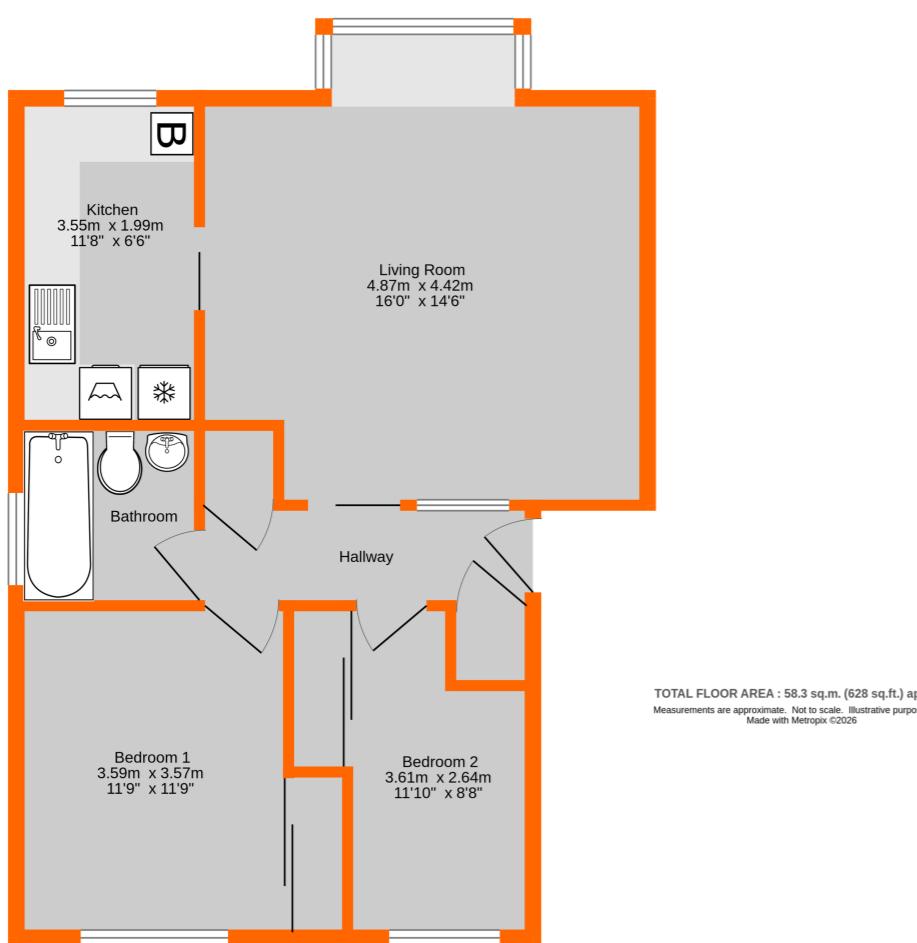


1st Floor Flat  
58.3 sq.m. (628 sq.ft.) approx.



**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)



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

**24 Kingsleigh Walk, Bromley, Kent BR2 0YE**  
**£315,000 Leasehold**

- Two Bed First Floor Flat.
- Garage En Bloc.
- White Suite Bathroom.
- Good Lease of 124 Years.

- 0.5 Mile Bromley South Station.
- Gas Central Heating.
- Bedrooms With Built in Wardrobes.
- Attractive Communal Gardens.

## 24 Kingsleigh Walk, Bromley, Kent BR2 0YE

Offered to the market with no onward chain is this two bedroom first floor flat that has a well proportioned 16' x 14' 6" living/dining room, overlooking the attractive communal gardens. Internally the property comprises of entrance hall with security entry phone system, living/dining room with casement window, kitchen requiring some modernisation and having a range of beige units and drawers with wood effect laminate work surfaces including to the breakfast bar, stainless steel oven with four ring gas hob and Glowworm Vitracom boiler. Two bedrooms, both with built in wardrobes with sliding doors and a white suite bathroom with Triton power shower. Outside are well maintained communal grounds with a single garage en bloc and residents parking. Bromley South Station and high Street is around half a mile away and offers excellent links (about 18 minutes) to Victoria Station.

### Location

Kingsleigh Walk is off Stamford Drive via Westmoreland Road, Bromley, conveniently located within half a mile of Bromley South Station with fast frequent services to London Victoria. Bromley Town Centre with the Glades Shopping Centre, Churchill Theatre, restaurants and other recreational facilities is again half a mile away. There are plenty of buses running along Westmoreland Road connecting with Hayes, Beckenham and Bromley town centre as well as Superloop bus service which connects Bromley and Croydon.



### ground floor

#### Communal Entrance

Stairs to first floor

#### First Floor

##### Hallway

3.5m x 1.09m (11' 6" x 3' 7") Entryphone, coat cupboard housing consumer unit, deep storage cupboard housing water tank, radiator

##### Living Room

4.87m x 4.42m (16' x 14' 6") Double glazed casement window to side, two double radiators

##### Kitchen

3.55m x 1.99m (11' 8" x 6' 6") Double glazed window to side, range of beige units and drawers with wood effect laminate work surfaces including to the breakfast bar, Indesit stainless steel oven and four ring gas hob, stainless steel sink and drainer with chrome taps, space and plumbing for washing machine and fridge/freezer, cupboard housing gas meter, wall mounted Glow Worm Vitracom boiler, wood effect vinyl flooring

#### Bedroom 1

3.59m x 3.57m into wardrobes (11' 9" x 11' 9") Double glazed window to front, radiator, built in two door wardrobe with shelves and mirrored doors

#### Bedroom 2

3.61m x 2.64m (11' 10" x 8' 8") Double glazed window to front, double radiator, built in two door wardrobe with shelves

#### Bathroom

1.99m x 1.96m (6' 6" x 6' 5") Double glazed window to side, double radiator, white suite comprising bath with Triton power shower and chrome mixer tap, concealed cistern low level w.c., pedestal wash basin with chrome mixer tap, part tiled walls, wood effect vinyl flooring

#### Outside

##### Communal Gardens

##### Garage En Bloc

4.90m x 2.48m (16' 1" x 8' 2") With up and over door plus residents parking bays available on a first come first served basis

### Additional Information

#### Lease

150 years from 2000 - To Be Confirmed

#### Ground Rent

£275.00 from March 2020 to March 2030 increasing by £50 every ten years until the expiration of the term -To Be Confirmed

#### Maintenance

£1,037.07 from the 1st November 2025 to 30th April 2026 - To be confirmed.

#### Council Tax

London borough of Bromley – Band D. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)