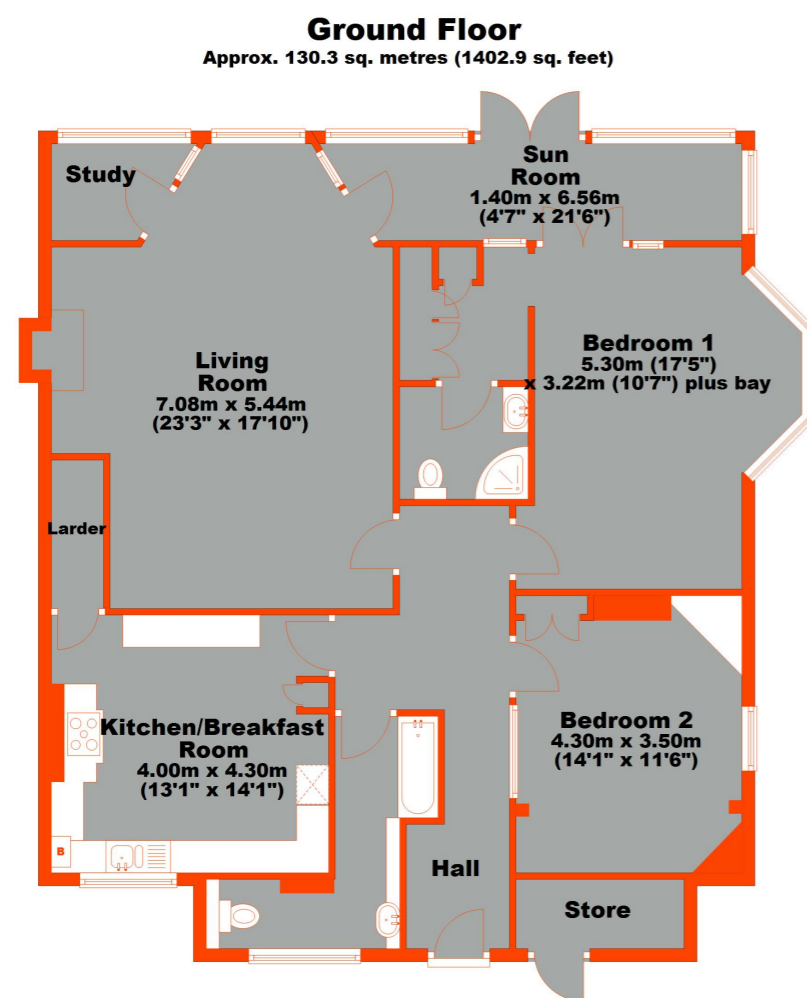


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Total area: approx. 130.3 sq. metres (1402.9 sq. feet)**  
 This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.



Viewing by appointment with our Bromley Office - 020 8460 4166

96a Plaistow Lane, Bromley, Kent BR1 3AS

Guide Price £675,000 Leasehold

- Entire Ground Floor
- Beautifully Presented
- Kitchen/Breakfast Room
- Double Glazing, Private Garden
- 130 Sq.M. (1400 Sq. Ft.)
- Superb Living Room
- Bathroom and Shower Room
- Garage and Parking, EPC D

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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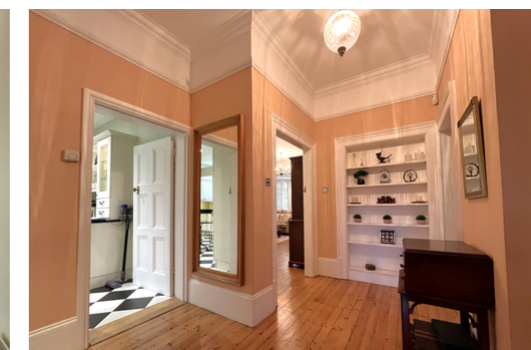


## 96a Plaistow Lane, Bromley, Kent BR1 3AS

Occupying the ground floor of a large detached Edwardian property, this spacious and beautifully presented converted flat is offered to the market chain free. The apartment has a number of notable features, including stripped and varnished wood flooring to the main rooms, high ceilings with ornamental frieze and an attractive period fireplace to the living room. Accommodation comprises a good size hallway accessed via private front entrance, a lovely kitchen/breakfast room with integrated appliances, an impressive living room, 2 double bedrooms, with en-suite dressing room and shower room to bedroom 1, a sun room, small study area and a modern bathroom. There is gas fired central heating and sealed unit double glazing. Outside, is a private south-westerly rear garden and the in and out driveway to the front, which is for the use of 96a, has parking for several cars. Additionally there is a garage en-bloc to the left of the building.

### Location

Situated at the junction of Plaistow Lane and Upper Park Road, convenient for Sundridge Park railway station serving Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street. Local shops in Sundridge 'Village' are close at hand and Bromley town centre is within easy reach by foot. There are a number of popular primary schools on the doorstep.



### Entrance Hall

Wood flooring, fitted shelving, radiator with cover.

### Bathroom

White suite comprising, panelled bath with mixer tap and shower attachment, hand basin on marble top with cupboards under, low level w.c., tiled walls and floor, fitted mirror, fitted cupboard, ceiling down lighters, radiator, double glazed windows to front.

### Kitchen/Breakfast Room

4.00m x 4.30m (13' 1" x 14' 1") Shaker style wall and base units, granite work tops, enamel sink and drainer, 5 burner gas hob with cooker hood above, built in double oven and microwave, integrated dishwasher, Miele washing machine and dryer, American style fridge/freezer, Worcester gas boiler, tiled black and white flooring, ceiling down lighters, walk in larder with light, radiator., double glazed window to front with shutters.

### Living Room

7.08m x 5.44m (23' 3" x 17' 10") Double glazed bay window to rear with shutters, fireplace with marble mantle and surround, slate hearth, coal effect gas fire, fitted bookshelf, wood flooring, radiator, glazed door to study and sun room.

### Sun Room

Double glazed windows to rear with shutters, tiled floor.

### Sun Room

1.40m x 6.56m (4' 7" x 21' 6") Double glazed windows and French doors to rear with shutters, black and white tiled floor, radiator.

### Bedroom 1

5.30m x 3.22m (17' 5" x 10' 7") Double glazed bay window with shutters to side, French doors to sun room, wood flooring, ceiling down lighters, fitted bookshelf, radiator, doorway to:-

### En-Suite Dressing Room

Fitted wardrobes, wood flooring, window to rear with shutters.

### Shower Room

Circular hand basin with glazed storage unit under, low level w.c, tiled shower cubicle with curved screen, tiled wall and floor, ceiling down lighters, chrome ladder radiator.

### Bedroom 2

4.30m x 3.50m (14' 1" x 11' 6") Double glazed window to side with shutters, wood flooring, fitted wardrobe, cupboard with shelving, high level storage cupboards, radiator with cabinet, glazed partition to hall.

### Outside

#### Garden

Approximately 7.45m x 14m (24' x 46') Flag stone patio, summer house, shrub borders, shed, gate to side access. The in and out driveway to the front of the property is for the use of the flat and has parking space of several cars.

#### Garage

Situated en-bloc to the left hand side of the building.

### Additional Information

#### Council Tax

London Borough of Bromley Band C - £1733.07 2024/25

#### Tenure

Leasehold - Term of Lease 999 years from 7 June 2006  
Ground Rent - Peppercorn  
Service Charge - 1/3rd of expenditure on a as and when basis.