

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>	64	74
(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	

**Edward Road, Bromley, BR1**

APPROX. GROSS INTERNAL FLOOR AREA 1274 SQ FT 118.3 SQ METRES (EXCLUDES OUTBUILDING)



Viewing by appointment with our Bromley Office - 020 8460 4166

**7a Edward Road, Bromley, Kent BR1 3NG**

**Guide Price £720,000 Leasehold**

- Spacious Ground Floor Conversion
- 3 Bedrooms
- Impressive Living Room
- Private Driveway
- Private Rear Garden
- 2 Bathrooms
- Spacious Kitchen/Breakfast Room
- Double Glazing, EPC Rating 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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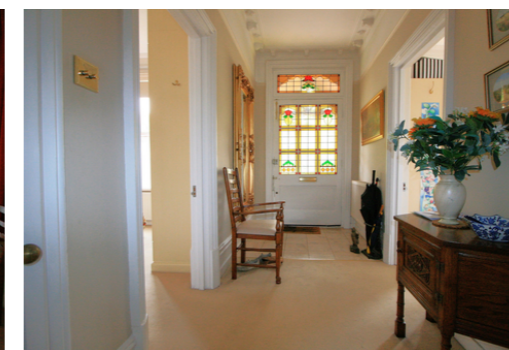


## 7a Edward Road, Bromley, Kent BR1 3NG

Proctors Bromley office is delighted to offer this impressive ground floor conversion apartment with private garden to rear and driveway to front with parking for 2 cars. The property has its own front door which was the main entrance to the original house, and has a spacious entrance hall with high ceiling, from which all the rooms, except the kitchen, are accessed. There are 3 bedrooms, bedroom 1 having an en-suite bathroom and range of fitted wardrobes, a further bathroom, splendid living room with period fire place and high panelled ceiling, spacious kitchen/breakfast room and a utility room. There is gas fired central heating by radiators and sealed unit double glazing. The delightful private garden to rear features a summer house with light and power. The property will be sold with the benefit of an extended lease.

### Location

Situated in this sought after road, 1/4 of a mile from Sundridge Park Village and railway station with services, via Grove Park, to Lewisham for the DLR London Bridge, Charing Cross and Canon Street. The more comprehensive shopping facilities are in Bromley town centre, within 3/4 of a mile. Close to Sundridge Park Golf Course a former championship course with 2 courses and a number of popular primary schools.



### Ground Floor

#### Entrance Hall

Private front entrance, single glazed stain glass front door, built in cupboard housing lagged hot water cylinder, programmer for central heating, hot water and consumer unit, radiator.

#### Bedroom 1

3.58m x 3.6m (11' 9" x 11' 10") Double glazed windows to front, range of fitted wardrobes and lockers, radiator.

#### En-Suite Bathroom

White suite comprising panelled bath with shower, hand basin, low level w.c., tiled walls, chrome ladder radiator, ceiling down lighters, shaver point, fitted mirror.

#### Bedroom 2

3.88m x 4.34m (12' 9" x 14' 3") Double glazed bay window to front, radiator x 2.

#### Bedroom 3

4.33m x 1.96m (14' 2" x 6' 5") Double glazed windows to side, radiator.

### Bathroom

White suite comprising panelled bath with mixer tap and power shower attachment, overhead shower, hand basin, low level w.c., tiled walls, ceiling down lighters, access to loft area, radiator.

### Living Room

6.44m x 5.78m (21' 2" x 19' 0") Cast iron fireplace with tiled slips, wooden mantel and surround, coal effect gas fire, radiators x 2, velux window, double glazed casement doors to rear.

### Kitchen/Breakfast Room

7.31m x 3.23m (24' 0" x 10' 7") Fitted shutter style wall and base units, granite work tops and breakfast bar, ceramic sink and drawer, rangemaster cooker with 6 burner hob, extractor above, built in dishwasher and fridge, tiled floor, 2 x under unit floor heaters, ceiling down lighters, radiator, double glazed window to rear and double glazed casement doors and window to rear.

### Utility Room

1.71m x 1.97m (5' 7" x 6' 6") Stable door leading to sideway with gate to front, plumbing for washing machine, space for fridge/freezer, tumble dryer, tiled floor, ceiling down lighters, radiator.

### Outside

#### Garden

15.64m (51' 4") plus side return, flagstone patio, outside lighting, artificial lawn, outside tap, large summer house and patio to rear section.

#### Private Driveway

Driveway to front with parking for several cars. Gate to sideway.

#### Council Tax

London Borough of Bromley Band E - £2382.98 2024/25

#### Tenure

Purchaser's will benefit from an extended 125 year lease.

