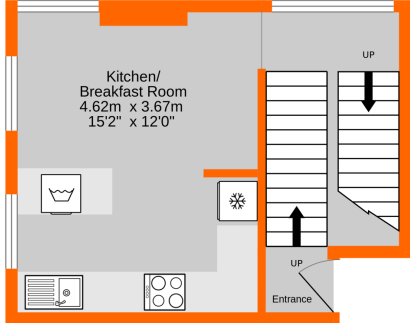
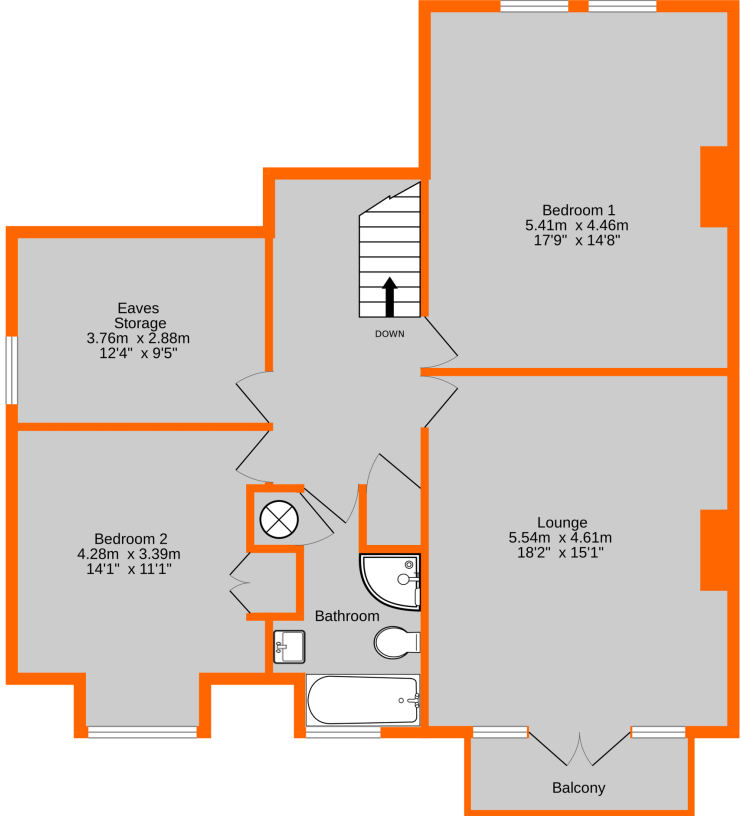


Lower Floor
25.5 sq.m. (274 sq.ft.) approx.



Upper Floor
93.4 sq.m. (1005 sq.ft.) approx.



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 3, 19 Upper Park Road, Bromley, Kent BR1 3HN
£465,000 Leasehold

- Two Double Bedrooms
- Kitchen/Breakfast Room
- Split Level Conversion
- Double Glazed & Central Heating
- Large Lounge With Balcony
- Close To Sundridge Park 0.3M
- Garage En Bloc
- 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.
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



Flat 3, 19 Upper Park Road, Bromley, Kent BR1 3HN

CHAIN FREE - Wonderful opportunity to acquire this charming two double bedroom split level top floor flat, set within a popular tree lined road, close to excellent transport links and local schools. Occupying the whole of the top floor, is this spacious and bright period Victorian conversion flat with split level entrance hall, beautiful light filled lounge/diner with French doors to the sunny balcony, exposed brick built fire place and wood stripped flooring. The kitchen being dual aspect is filled with natural light and has white wall and base units with space for a large dining table. Both bedrooms are generous double bedrooms. White fitted family bathroom with bath and separate shower. To the landing is a useful eves storage area with widow to side, which is currently used as an occasional office/store room, and subject to the correct permissions would make a great conversion. Outside there is a garage en block.

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.



Ground Floor

Communal Entrance

Stairs to second floor, entry phone system.

Second Floor

Entrance Hall

Hardwood door into, split level landing, entry phone, double radiator, MP window to rear, meter cupboard, door into:-

Kitchen/Breakfast Room

4.62m x 3.67m (15' 2" x 12' 0") Dual aspect, double glazed window to side, double glazed window to rear, double radiator, white wall and base units, laminate work surfaces over, oven, stainless steel extractor, stainless steel sink and mixer tap, space for fridge/freezer, space for washing machine, splash back, flooring as laid.

Lounge

5.54m x 4.61m (18' 2" x 15' 1") Double glazed French doors to rear, exposed brick fire place, wooden flooring, wood panelled walls, double radiator.

Balcony

Iron railings.

Landing

Split level, wall lights, radiator, access to storage area.

Bedroom 1

5.41m x 4.46m (17' 9" x 14' 8") Two double glazed windows to rear, radiator.

Bedroom 2

4.28m x 3.39m (14' 1" x 11' 1") Double glazed window to front, double radiator, built in storage cupboard with hanging space.

Bathroom

3.64m x 2.33m (11' 11" x 7' 8") Double glazed window to front, panelled bath, shower cubicle, wash hand basin with chrome mixer taps, low level w/c, part tiled walls, tiled flooring, built in storage cupboard housing hot water cylinder.

Storage Area

3.76m x 2.88m (12' 4" x 9' 5") Window to side, part boarded, wall mounted boiler - restricted head height.

Outside

Garage

Single garage to rear.

Additional Information

Lease

145 Years from 11th January 2007. To be confirmed.

Service Charge

We understand there is no set charges for service charge, but split between the flats should anything come up. To be confirmed.

Ground Rent

Peppercorn. To be confirmed.

Council Tax

London Borough of Bromley Council Tax Band E
For the current rate please visit:
bromley.gov.uk/council-tax/council-tax-guide

Broadband and Mobile

For Broadband coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage
For Mobile coverage at this property, please visit: checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Notes

Details of lease, maintenance etc, should be checked with your legal representative prior to exchange of contracts.