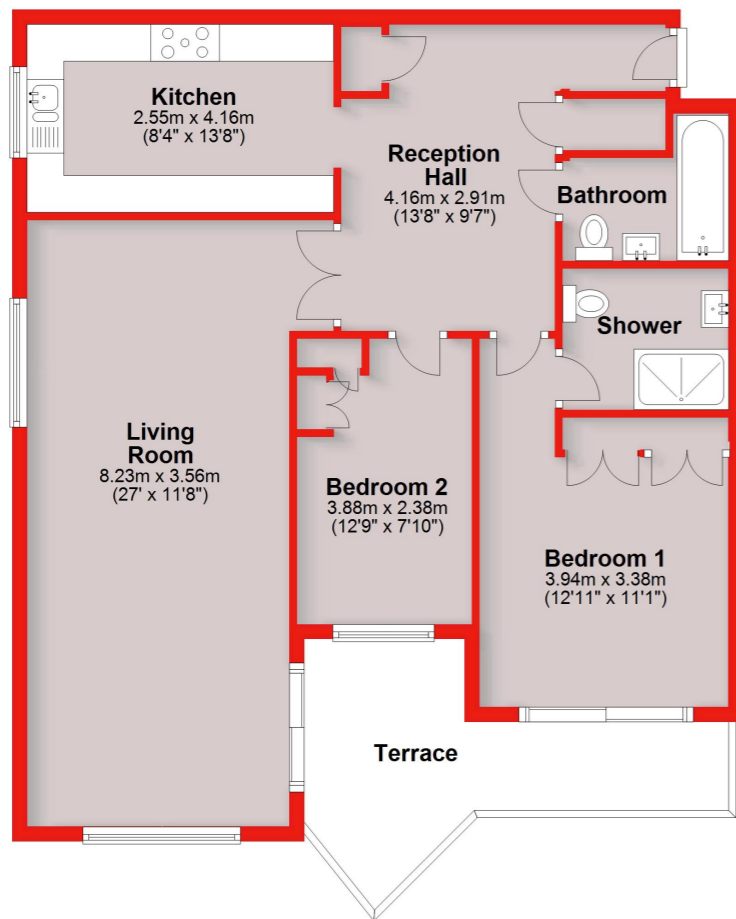


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
 Approx. 90.0 sq. metres (969.0 sq. feet)



Total area: approx. 90.0 sq. metres (969.0 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Plan produced using PlanUp.

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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Viewing by appointment with our Bromley Office - 020 8460 4166

**Flat 13, Blyth Wood Park, 20 Blyth Road, Bromley, Kent BR1 3TN**  
**Guide Price £470,000 Leasehold Share of Freehold**

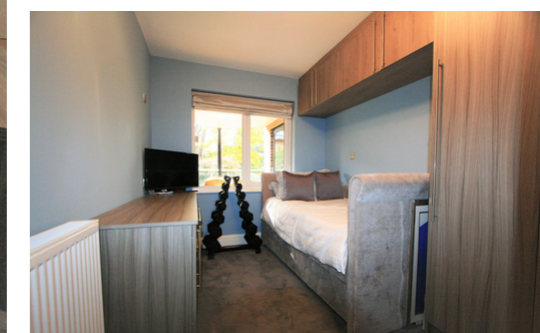
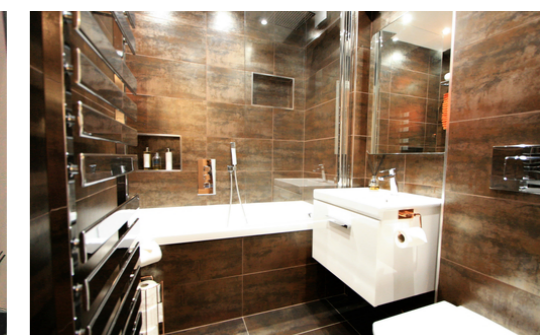
- Beautifully Appointed Luxury Apartment
- Rear Facing Overlooking Grounds
- Impressive Reception Room
- Re-Modelled Bathroom/En-Suite
- Ground Floor with Terrace
- 2 Bedrooms
- Re-Fitted Kitchen with Appliances
- Allocated Parking, EPC Rating C

## Flat 13, Blyth Wood Park, 20 Blyth Road, Bromley, Kent BR1 3TN

An impressive and beautifully appointed ground floor luxury apartment situated to the rear of this development with private terrace overlooking the communal grounds. The present owner has substantially modernised and improved the property in recent years, including the installation of double glazing, a re-modelled luxury bathroom and en-suite shower room and a re-fitted kitchen with a range of integrated appliances. Other features include a spacious reception hall and a superb triple aspect reception room with patio doors leading onto the terrace, which can also be accessed from Bedroom 1. There is gas fired central heating via radiators and video entrance phone. Outside, there is allocated underground parking.

### Location

Blyth Road runs between Beckenham Lane and London Road, convenient for access to Bromley High Street and both Shortlands station, serving Victoria, and Bromley North station, serving, via Grove Park, Lewisham for the DLR, London Bridge, Charing Cross and Cannon Street.



### Ground Floor

#### Entrance Hall

4.16m x 2.91m (13' 8" x 9' 7") Built in cupboard, built in cupboard housing Megaflow cylinder and shelving, Amtico style flooring, radiator.

#### Bathroom

White suite comprising, tile panelled bath, mixer tap and shower attachment, shower screen, raindrop shower head, hand basin with cupboard under, low level w.c., tiled walls & floor, extractor fan, ceiling down lighters, chrome ladder radiator.

#### Living Room

8.23m x 3.56m (27' 0" x 11' 8") Dining Area - Double glazed windows to side, antico style flooring, radiator. (Sitting Room Area) - Double glazed window to rear and sliding patio doors to terrace, 2 radiators.

#### Bedroom 1

3.94m x 3.38m (12' 11" x 11' 1") Double glazed patio doors to balcony, fitted wardrobes and drawers, radiator.

#### En-Suite Shower Room

Tiled shower cubicle with raindrop shower head, hand basin with cupboards under, low level w.c., tiled floor and walls, chrome ladder radiator, ceiling down lighters, extractor fan.

#### Bedroom 2

3.88m x 2.38m (12' 9" x 7' 10") Double glazed window to rear, fitted wardrobes and lockers, radiator.

#### Kitchen

2.55m x 4.16m (8' 4" x 13' 8") White gloss wall and base units, Corian work tops, sink with extendable tap, 5 burner gas hob, stainless steel hob, built in oven and microwave, plate warmer, integrated wine fridge, fridge/freezer, dishwasher and washing machine, ceiling down lighters, double glazed window to side.

### Outside

#### Garden

Well maintained communal gardens.

#### Parking

Underground parking with allocated space.

### Tenure

Leasehold with Share of Freehold.

The Freehold of the block is owned by the residents management company Blyth Wood Park Management Company Limited. The leaseholder of this property will become a shareholder in this company.

Term of Lease - 999 from 1 January 2018

Ground Rent - £50.00 Per Annum

Service Charge - £3145.00 for current year

### Council Tax

Council Tax London Borough of Bromley Band E - £2251.57 for 2023/24

