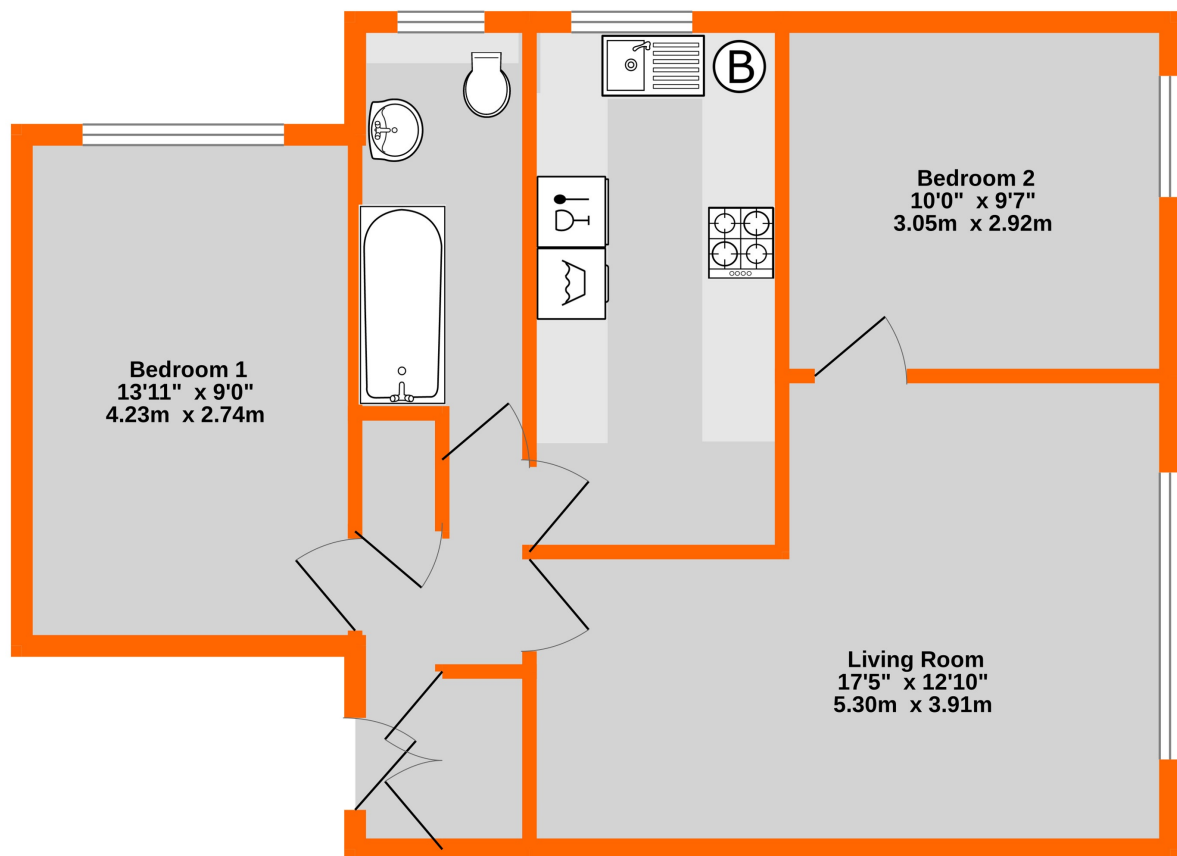


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	76
England, Scotland & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 654sq.ft. (60.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 West Wickham Office - 020 8460 7252

Flat 1 Westpoint, 9, Shortlands Grove, Bromley, Kent BR2 0ND Chain Free £310,000 Share of Freehold

- Popular Gated Development.
- 0.4 Mile Shortlands Station.
- 14' 4" Kitchen with Oven & Hob.
- Communal Grounds & Garage En Bloc.
- Two Bedroom Ground Floor Flat.
- L shaped Living/Dining Room.
- White Suite Bathroom.
- Share of Freehold & Long 999 Year Lease.

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Flat 1 Westpoint, 9, Shortlands Grove, Bromley, Kent BR2 0ND

Chain Free two bedroom ground floor purpose built flat, in this popular gated development, about 0.4 of a mile from Shortlands Station and shops in Shortlands Village and a short walk from bus services on Shortlands Road. L shaped 17' 5" x 12' 10" (max) living room with a wide double glazed window and door to bedroom 2/study. Good size 14' 4" kitchen, with cream fronted fitted units and drawers, granite effect work surfaces, a built in electric oven and gas hob. White suite bathroom and all the rooms have a double glazed window. Gas fired heating with radiators via a Potterton Apollo boiler. Well maintained communal grounds laid mainly to lawn, an entry phone security system for the electric gates and garage en bloc. Offered with a share of the freehold and a long 999 year lease from 2002.

Location

Shortlands Grove runs between Shortlands Road and Scotts Lane. Shortlands Station and shops in Shortlands Village are about 0.4 of a mile away. Bus services pass along Shortlands Road and Scotts Lane. Bromley Town Centre with The Glades Shopping Centre, Bromley North and South Stations is about 1.1 miles away. Local schools include Highfield Infant and Juniors and Harris Primary Academy. Queens Mead Recreation Ground is off Queens Mead Road.



Ground Floor

Communal Entrance

Via communal front door and carpeted communal hallway to own front door on ground floor

Hallway

3.36m x 1.50m including cupboards (11' 0" x 4' 11") Radiator, wood effect laminate flooring, storage cupboard with two slatted shelves housing the consumer unit, deeper linen cupboard with two slatted shelves, cornice, entry phone handset for electric gate access

Living/Dining Room

5.30m x 3.91m reducing to 2.45m (8' 0") (17' 5" x 12' 10") Double glazed window (part in wooden frame) to front, wood effect laminate flooring, two radiators, dado rail, cornice, door to:

Bedroom 2/Study

3.05m x 2.92m (10' 0" x 9' 7") Double glazed front window, radiator, cornice, wood effect laminate flooring

Bedroom 1

4.23m x 2.74m (13' 11" x 9' 0") Double glazed side window, radiator, wood effect laminate flooring, cornice

Bathroom

3.24m including door recess x 1.44m (10' 8" x 4' 9") Double glazed side window, appointed with a white suite of bath with a chrome mixer tap and wall mounted Mira Sport shower over to one end, pedestal wash basin and low level w.c., tiled walls to two sides of the bath otherwise part tiled walls, chrome ladder style radiator, tiled floor

Kitchen

4.37m x 2.09m (14' 4" x 6' 10") Double glazed side window, appointed with cream fronted fitted wall and base units and drawers, granite effect worksurfaces, splashback tiling, wall mounted Potterton Apollo boiler, stainless steel sink and drainer with a chrome mixer tap, Indesit washing machine and Hotpoint dishwasher, radiator, integrated CDA electric oven and a stainless steel four ring gas hob with a stainless steel extractor canopy above, Indesit fridge/freezer, tiled floor

Outside

Communal Gardens

Laid mainly to lawn and bin cupboards

Garage

5.17m x 2.34m (17' 0" x 7' 8") Garage en bloc with up and over door

Additional Information

Lease

999 years from June 2002 plus a Share of the Freehold - To Be Confirmed

Maintenance

£136.50 per month - To Be Confirmed

Ground Rent

Zero - To Be Confirmed

Agent's Note

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

Council Tax

London borough of Bromley – Band C. For the current rate visit: 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 checker.ofcom.org.uk/en-gb/mobile-coverage