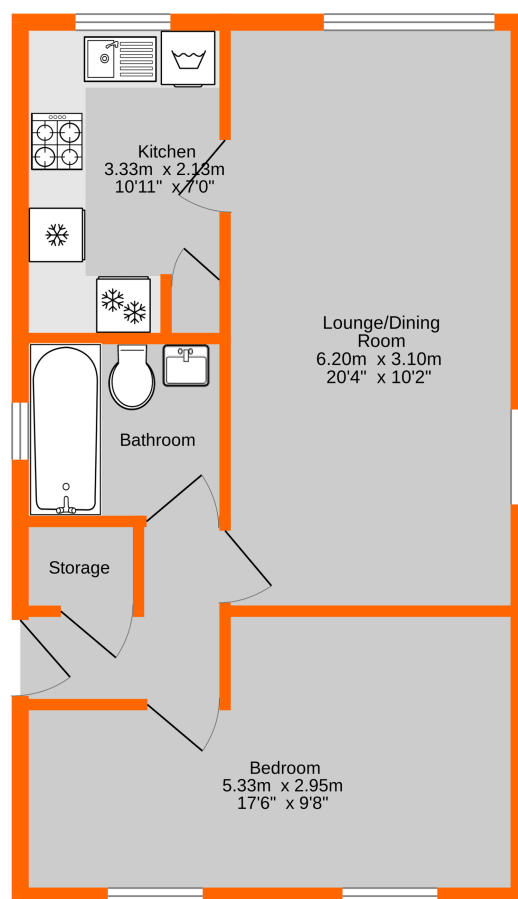


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
 48.5 sq.m. (522 sq.ft.) approx.



TOTAL FLOOR AREA : 48.5 sq.m. (522 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropro ©2024

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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 For further details please visit our website - www.proctors.london



Viewing by appointment with our West Wickham Office - 020 8460 7252

140 Westmoreland Road, Bromley, Kent BR2 0UD

£265,000 Leasehold

- One Bedroom Top Floor Flat.
- White Suite Bathroom.
- 0.9 mile To Bromley South.
- Secure Gated Underground Parking.
- Dual Aspect Lounge/Dining Room.
- Large Communal Gardens.
- Near Local Shops & Buses.
- Vendor Prepared To Extend Lease.

140 Westmoreland Road, Bromley, Kent BR2 0UD

Delightful southerly facing, one bedroom TOP (third) floor purpose built flat, CONVENIENTLY LOCATED for a selection of local shops, excellent schools and several bus routes. The flat enjoys a GENEROUS dual aspect 20'4 x 10'2 LOUNGE/DINING ROOM, which benefits from the afternoon and evening sun. Kitchen with white fitted units and a built-in electric oven and gas hob. Spacious 17'6 x 9'8 L shape double bedroom with two double glazed windows over looking the rear communal gardens. Re-appointed white bathroom suite with wall mounted electric shower over the bath. Entry phone security system, double glazing with windows to all the main rooms and gas fired heating with radiators. Well kept communal gardens are located to the rear of the development with large lawn, mature trees and seating area. Secure GATED UNDERGROUND PARKING for one car and visitors communal parking to the front of the development. The vendor is prepared to EXTEND THE CURRENT LEASE at the same time a sale is proceeding.

Location

Located on the corner of Westmoreland Road and Hayes Lane with Bromley South Station with fast (about 18 minutes) and frequent services to London Victoria being about 0.9 of a mile away. Bromley High Street offers excellent shopping and leisure facilities and the St Mark's Square development. Local shops can be found on the corner of Pickhurst Lane and Westmoreland Road, including a post office, florist and chemist. Local schools include Highfield and Pickhurst Infant and Junior schools. Bus routes including the new Superloop pass by with services to Bromley and Croydon.



Ground Floor

Entrance

Via entryphone and carpeted communal hallway, staircase to own front door on third floor

Third Floor (Top)

Hallway

L shape, entry phone handset, airing cupboard housing hot water tank and consumer unit

Lounge/Dining Room

6.2m x 3.1m (20' 4" x 10' 2") Double glazed dual aspect room with windows to the front and side, two double radiators, coving, door to:

Kitchen

3.33m x 2.13m (10' 11" x 7' 0") White fitted wall and base units and drawers, laminate work surface, double glazed front window, white 1 1/2 sink and drainer with a chrome mixer tap, double radiator, main wall mounted boiler, plumbing/space for washing machine, tall storage unit with two doors, space for fridge and freezer beneath work surface, built in Indesit electric oven and four ring stainless steel gas hob with an extractor unit above, wall tiling between work surface and wall units

Bedroom

5.33m x 2.95m (17' 6" x 9' 8") L shape with two double glazed windows to rear, double radiator, coving

Bathroom

2.14m x 1.93m (7' 0" x 6' 4") Double glazed side window, white suite of bath with a Triton wall mounted electric shower over to one end, low level w.c. and pedestal wash basin, radiator, tiled floor, two tiled walls, one wall part tiled

Outside

Communal Gardens

Well kept communal gardens to the rear of the development, large lawn with mature trees, residents seating area

Secure Parking

Allocated parking space to under ground car park accessed via security gates, visitors communal parking to the front of the development

Additional Information

Lease

Currently 100 years from 2010 - To Be Confirmed - THE VENDOR IS PREPARED TO EXTEND THE CURRENT LEASE TO 100 YEARS AT THE SAME TIME A SALE IS PROCEEDING WITH SOLICITORS. The Ground Rent would be £200 doubling every 25 years.

Maintenance

About £1,200 per annum - To be Confirmed

Ground Rent

About £200 Per Annum - Rising to £400 in 2035 and £800 in 2060 - To Be Confirmed

Agents Notes

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