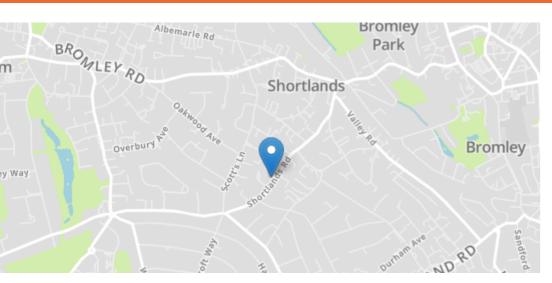
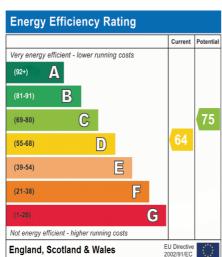
### Park Langley Office

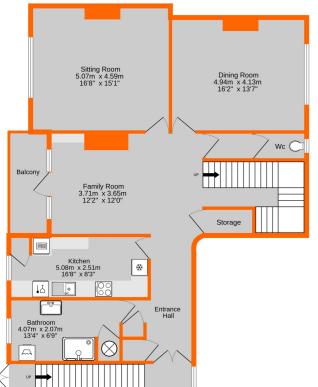
- 104 Wickham Road, Beckenham, BR3 6QH
- **2** 020 8658 5588
- parklangley@proctors.london



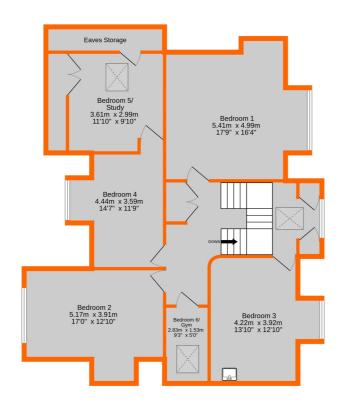




Lower Floor 115.3 sq.m. (1242 sq.ft.) approx.



Upper Floor 113.3 sq.m. (1220 sq.ft.) approx.



TOTAL FLOOR AREA: 228.6 sq.m. (2461 sq.ft.) approx. nts are approximate. Not to scale. Illustrative p Made with Metropix ©2024

sdaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the gents 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 ompanies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.



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Viewing by appointment with our Park Langley Office - 020 8658 5588

68 Shortlands Road, Shortlands, Bromley BR2 OJP

# £800,000 Leasehold

- Magnificent period property divided in two
- Elegant rooms over the two upper floors
- Recently updated kitchen and shower room
- Generous sitting room and dining room
- Exceptional apartment (228sq.m/2,460sq.ft)
- Private entrance and driveway parking
- Fabulous hall with open plan family room
- Area of rear with garden with westerly aspect



## 68 Shortlands Road, Shortlands, Bromley BR2 OJP

Magnificent apartment of impressive proportions arranged over the upper floors of this wonderful detached period property dating from the early 1900s. Property has its own driveway providing ample parking and private entrance with stairs to stunning entrance hall open plan to family room with delightful balcony. Two further main reception rooms of elegant proportions and fitted kitchen re-appointed in recent years. Delightful return staircase with window seat on half landing plus attractive top landing with wood strip flooring. Five bedrooms offering adaptable space to accommodate a family with options to provide study space to work from home. Sunny rear garden apportioned between the two properties further adding to the attractive charm and character of this exceptional property.

### Location

Shortlands Road runs from Hayes Lane to Shortlands station and, heading towards Shortlands, this property is on the left shortly after the turning into Foxes Dale. Bus routes serving both Bromley and Beckenham are available along Shortlands Road and Shortlands village is less than ½ a mile away. Bromley town centre with The Glades shopping centre and recreational facilities is about a mile away. Beckenham High Street is also about a mile away and in addition to mainline train services there is a tram link from here to Croydon and Wimbledon









### Ground Floor

### Private Entrance

with private staircase having windows to side, landing with further

### First Floo

 $8.48m \times 2.16m \max (27'10 \times 7'1)$  entryphone, wood strip flooring, radiator, built-in cupboards by front door, deep storage cupboard with high level cupboard above, open plan to Family Room

3.71m x 3.65m (12'2 x 12'0) beautiful feature open to hall creating a wonderfully inviting space, fitted base cupboards and shelves beside fireplace, radiator, windows beside and above door to balcony

3.28m x 1.87m (10'9 x 6'2) with timber balustrade

### Re-Appointed Kitchen

5.08m x 2.51m (16'8 x 8'3) includes large pantry cupboard, base cupboards and deep pan drawers with concealed cutlery drawer beneath quartz work surfaces plus space for dishwasher, inset stainless steel sink with mixer tap, cooker hood above touch control Induction hob, eye level cupboards, matching breakfast bar with microwave with cupboards above and below, space for upright fridge/freezer, radiator, wood finish flooring, window to front

5.07m x 4.59m (16'8 x 15'1) includes painted fireplace, wood strip flooring around well with fitted carpet, two radiators, picture rail, secondary glazed window to front

### **Dining Room**

4.94m x 4.13m (16'2 x 13'7) includes stone fireplace, wood strip flooring around well with fitted carpet, two radiators, picture rail,

### Cloakroom/Separate WC

1.79m x 1.13m (5'10 x 3'8) high level electrical cupboard, wood strip flooring, door to SEPARATE WC 1.83m x 1.1m (6'0 x 3'9) white low level suite, radiator, exposed floorboards, window to rear

4.07m x 2.07m (13'4 x 6'9) reappointed in recent years as shower room, includes cupboard concealing Megaflo hot water cylinder, tiled walk-in shower having glazed screen, wash basin with double cupboard beneath, radiator, wood finish flooring, space for washing machine, window to front

2.72m x 3.06m max (8'11 x 10'0) includes return staircase, wood strip flooring, eaves cupboards beside window seat beneath double glazed window to rear

4.22m max x 3.92m max (13'10 x 12'10) pedestal wash basin, radiator, double glazed window to rear

4.23m x 2.6m (13'11 x 8'6) includes built in double cupboard with hanging and high level cupboard above, wood strip flooring, pitched rooflight window above stairs

5.41m max x 4.99m max (17'9 x 16'4) includes recess currently housing wardrobe, radiator, double glazed window to rear

5.17m max x 3.91m max (17'0 x 12'10) radiator beneath double glazed window to front

4.44m x 3.59m max (14'7 x 11'9) radiator beneath double glazed window to front - access to Bedroom 5/Study

3.61m max x 2.99m max (11'10 x 9'10) plus deep built-in double wardrobe and door to eaves running length of the room and linking to wardrobe, hatch to loft, radiator, skylight window to side

### Study/Gym

2.83m x 1.53m (9'3 x 5'0) pitched rooflight window to side

driveway providing parking for several cars and area beside property offers additional parking space, gate to garden





divided in the deeds with the ground floor flat - this property has the right hand side of the garden measuring about 12.4m x 11m (40ft x  $\,$ 36ft) with lawn bordered by flower beds with shrubs and plants plus recently landscaped terrace enjoying westerly aspect.

125 years from 25 March 1961 (circa 60 years remaining) but our client has agreed terms with the Freeholder's representatives and will meet the cost to extend the Lease to 999 YEARS, for a sale to proceed on this basis.

currently £15 per annum - to be confirmed

split on 50/50 basis with the ground floor flat - to be confirmed

London Borough of Bromley - Band E Please visit: bromley.gov.uk/council-tax/council-tax-guide

MAINS - Gas, Electricity, Water and Sewerage

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage

### Agents Note

details of lease, maintenance etc. should be checked prior to exchange