



TOTAL FLOOR AREA : 228.6 sq.m. (2461 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Park Langley Office - 020 8658 5588

68 Shortlands Road, Shortlands, Bromley BR2 0JP

£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

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68 Shortlands Road, Shortlands, Bromley BR2 0JP

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

to right of building

Lobby

with private staircase having windows to side, landing with further window to rear and double doors to hall

First Floor

Entrance Hall

8.48m x 2.16m max (27'10 x 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

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

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 double cupboard beneath, built-in AEG oven and combination microwave with cupboards above and below, space for upright fridge/freezer, radiator, wood finish flooring, window to front

Sitting Room

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, window to rear

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

Large Bathroom

4.07m x 2.07m (13'4 x 6'9) reappointed in recent years as shower room, includes cupboard concealing Megaflor 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

Second Floor

Half Landing

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

Bedroom 3

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

Top Landing

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

Bedroom 1

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

Bedroom 2

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

Bedroom 4

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

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

Outside

Front Garden

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

Rear 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.

Additional Information

Lease

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.

Ground Rent

currently £15 per annum - to be confirmed

Maintenance

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

Council Tax

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

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband Mobile

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 of contracts