

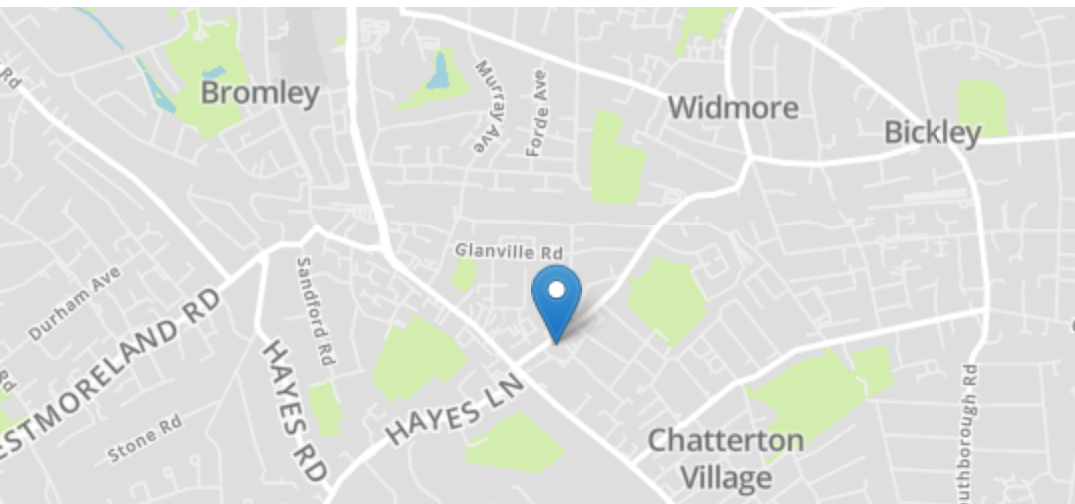
Bromley Office

- 11 Plaistow Lane, Bromley, BR1 4DS
- 020 8460 4166
- bromley@proctors.london



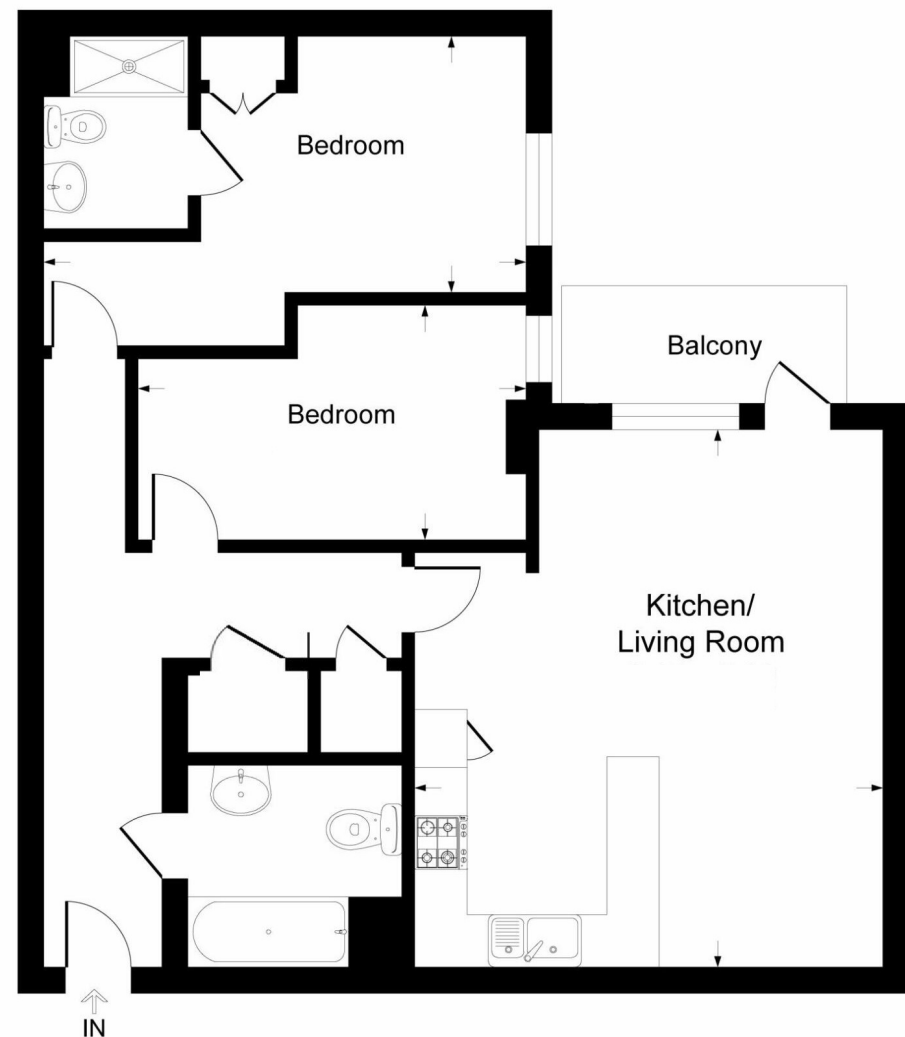
Bromley Office

- 11 Plaistow Lane, Bromley, BR1 4DS
- 020 8460 4166
- bromley@proctors.london



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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

Approximate Gross Internal Area 83.9 sq m / 904 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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.
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 companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
For further details please visit our website - www.proctors.london



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 24 Iconia House, 6 Homesdale Road, Bromley, Kent BR2 9FS

£387,500 Leasehold

- Two Bedroom 1st Floor Apartment
- Underground Secure Parking
- Open Plan Living
- Beautifully Presented
- Balcony & Lift
- Double Glazed & Central Heating
- Bromley South 0.5 Miles
- Close To Schools

Flat 24 Iconia House, 6 Homesdale Road, Bromley, Kent BR2 9FS

Located on the first floor of this modern purpose built apartment, is this two bedroom property beautifully presented by the current owners. Benefits include a welcoming entrance hall with storage, open plan delightful lounge with modern kitchen and space for dining table, balcony to rear, two bedrooms with the main bedroom having built in wardrobes and an ensuite shower room. The family bathroom is larger than normal and all door ways are wheelchair friendly. Beautifully appointed with secure parking, double glazing and central heating.

Location

Conveniently situated not far from local shops and restaurants in Chatterton Road. Bus services are available on Bromley Common providing access to Bromley town centre and Bromley South railway station with fast services to London Victoria. The area is well served with local primary schools including Raglan and Ravensbourne secondary schools. Norman Park and its leisure facilities are a short walk away with Nuffield health centre and gym just around the corner.



Ground Floor

Communal Entrance

Entry phone system, stair and lift to all floors.

First Floor

Entrance Hall

Wide entrance with radiator, entry phone system, laminate flooring, two large storage cupboards.

Lounge/Kitchen/Diner

Double glazed sliding doors to balcony radiator, wood laminate flooring, open into kitchen with range of high gloss wall and base units, worksurfaces over, stainless steel sink and mixer tap, electric stainless steel double oven, electric hob, extractor hood, integrated dishwasher and washing machine, splash back tiling to walls, spotlights.

Bedroom 1

Double glazed window to rear, radiator, built in wardrobes, door to:-

En Suite

Walk in shower enclosure, low level w/c, pedestal wash hand basin and chrome mixer tap, part tiled walls, heated towel rail, spot lights, extractor fan.

Bedroom 2

Double glazed window to rear, radiator.

Bathroom

Modern white suite comprising panelled bath, bath shower mixer, glass screen, pedestal wash hand basin and mixer tap, low level w/c, part tiled walls, extractor fan, spot lights.

Outside

Residents Parking

One secure allocated parking space.

Additional Information

Lease

Lease Term - 125 years from 1st January 2010

Approx. 110 years remaining - TBC

Maintenance

£279.90 for period 1/9/25 - 30/9/25 (Approx. £3358.80 per annum) - TBC

Ground Rent

£250 per annum - TBC

Council Tax

London Borough of Bromley Band E. For the current rate please visit: bromley.gov.uk/council-tax/council-tax-guide.

Broadband and Mobile

For Broadband coverage at this property, please visit: checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile coverage at this property, please visit: checker.ofcom.org.uk/en-gb/mobile-coverage.