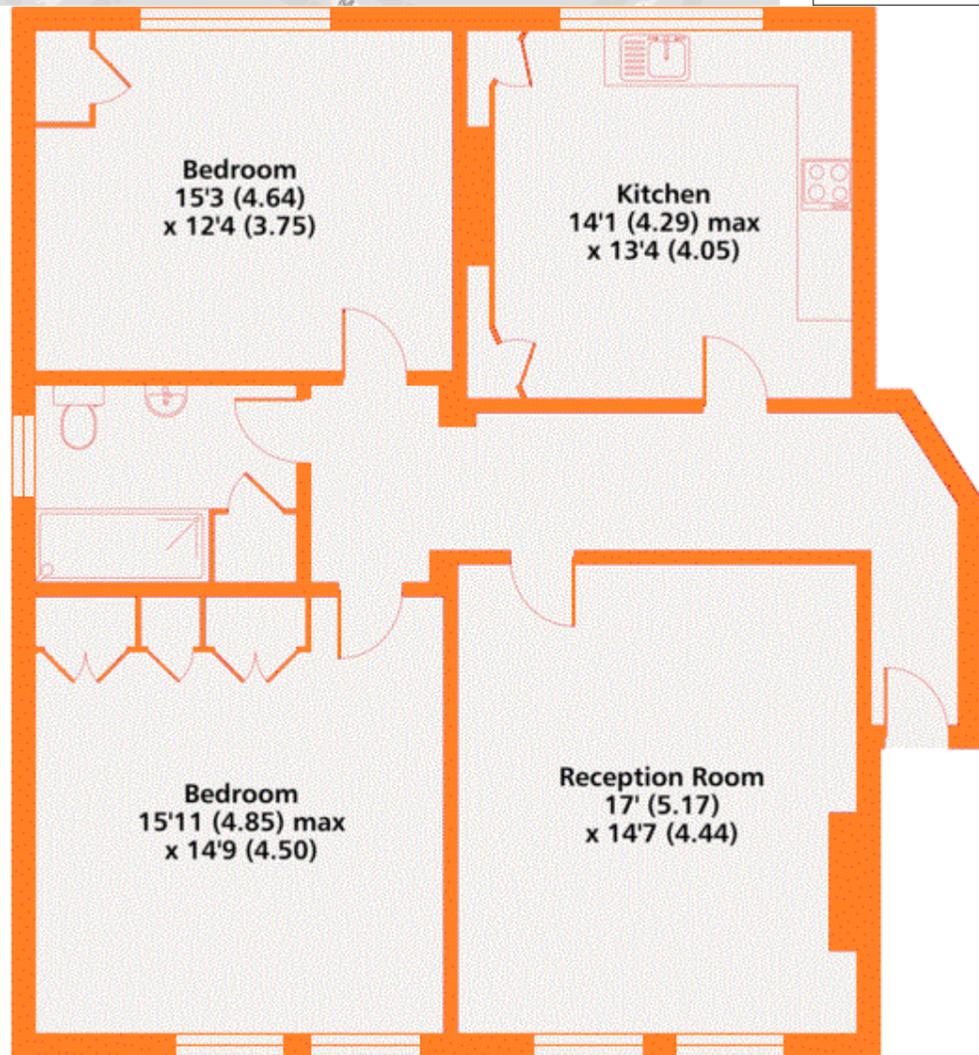


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	82
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor

Approximate Area = 1120 sq ft (104 sq m)

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 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 Beckenham Office - 020 8650 2000

Flat E Mayfield House, 4 Kingswood Road, Bromley, Kent BR2 0HQ
£529,000 Share of Freehold

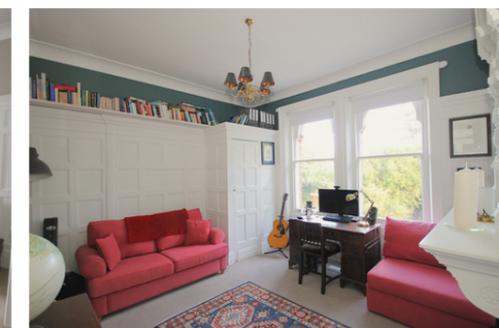
- 'Chain Free' Stunning period conversion
- Two double bedrooms
- First floor apartment
- Beautifully redecorated & modernised
- Wealth of character
- Gas central heating & double glazed
- Sought after location
- Allocated parking & communal gardens

Flat E Mayfield House, 4 Kingswood Road, Bromley, Kent BR2 0HQ

This chain free Victorian residence, built in 1851 and later converted into apartments, retains a wealth of original character. High ceilings, period internal doors, fireplaces, arched windows (now replaced with timber framed, sealed unit double glazed sash windows), original panelling and built in cupboards all contribute to its charm. Tastefully redecorated in rich, heritage tones, the spacious accommodation includes a welcoming sitting room, a kitchen/breakfast room, and two generous double bedrooms —the second featuring a fireplace and original panelling. The shower room has been sympathetically remodelled with stylish brass fittings. Modern comforts include a security entry system, gas radiator central heating, timber framed double glazed sash windows, fitted carpets, coved cornices and picture rails. Externally, the property benefits from an allocated single parking space, use of the communal gardens, a sun terrace and a BBQ area. There is also a useful basement storage area, providing excellent additional space.

Location

Set well back from the road and surrounded by extensive mature grounds, this property enjoys a peaceful and highly desirable setting. Positioned along the section of Kingswood Road between Green Close and the junction with Church Road, it is ideally located for Shortlands Station, offering services to London Victoria, Blackfriars and Bromley South. Both the station and the charming Shortlands Village shops are less than half a mile away. Bromley Town Centre is approximately one mile distant, providing an excellent range of amenities including The Glades Shopping Centre, cinemas, the Churchill Theatre, and further rail connections. Beckenham High Street is also within easy reach, offering a wide selection of shops, restaurants and cafés, along with Beckenham Junction Station for trains to Victoria and trams to Croydon and Wimbledon. The area is well served by schools for all ages, and there are numerous parks and green spaces close by, making this a superb location for families and commuters alike.



Ground Floor

Impressive Original Entrance Hall

Easyrise Staircase to

First Floor

Own Entrance door to

Spacious Entrance Hall

two wall light points, high level cupboard houses electric meter and fuse box

Reception Room

5.17m x 4.44m (17'0" x 14'7") wealth of character wall panelling, period fireplace, tiled hearth and slips, gas fire (never been used so we would recommend a sweep/inspection) ornate surround and mantle with mirror, 3/4 panelled walls, integrated shelves and cupboards, two sealed unit double glazed timber framed arched sash windows to rear with views over communal gardens

Kitchen/Breakfast Room

4.29m x 4.05m (14'1" x 13'3") range of base cupboards, granite worktops, under counter butler sink with mixer tap, inset 4 ring induction ceramic hob, oven under, 3/4 paneled walls, two arched sash windows to front, integrated fridge/freezer, dishwasher, pull out corner unit, washing machine and tumble dryer, built-in corner cupboards, corner cupboard houses Vaillant boiler and gas meter, ornate fireplace, mantle and mirror, downlights, painted wooden floor

Main Bedroom

4.85m x 4.50m (15'11" x 14'9") lovely spacious room to the rear overlooking the gardens, two deep arch sash windows to rear, range of wardrobes with shelved, hanging and drawer units

Bedroom 2

4.64m x 3.75m (15'3" x 12'4") lovely room, two sash windows to front, 3/4 panelled walls, integrated fireplace, ornate surround, mantle and mirror, cupboard and shelves, further built-in wardrobe/cupboard, coved cornice, fitted carpets

Shower Room

large fully tiled walk-in shower, glazed screen to front, vanity surface, inset wash basin with mixer tap, cupboards below, toilet with concealed cistern, partly tiled walls, arched frosted sash window to side, two wall light points, downlights, built-in cupboard houses hot water cylinder

Outside

Communal Garden

BBQ area, patio, communal under house cellar storage

Parking

gravelled drive leads to allocated residents off street parking for one car to the front

Lease Details

Lease

share of freehold - lease is 999 years from 25th March 1974 - 948 years remaining

Service Charge

the service charge is £160 per calendar month, paid on the 1st of each month, £1920 per annum this includes house insurance, window cleaning, gardening, fire alarm servicing, repairs as agreed (no formal invoices raised)

Ground Rent

the ground rent is nil

Additional Information

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

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

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