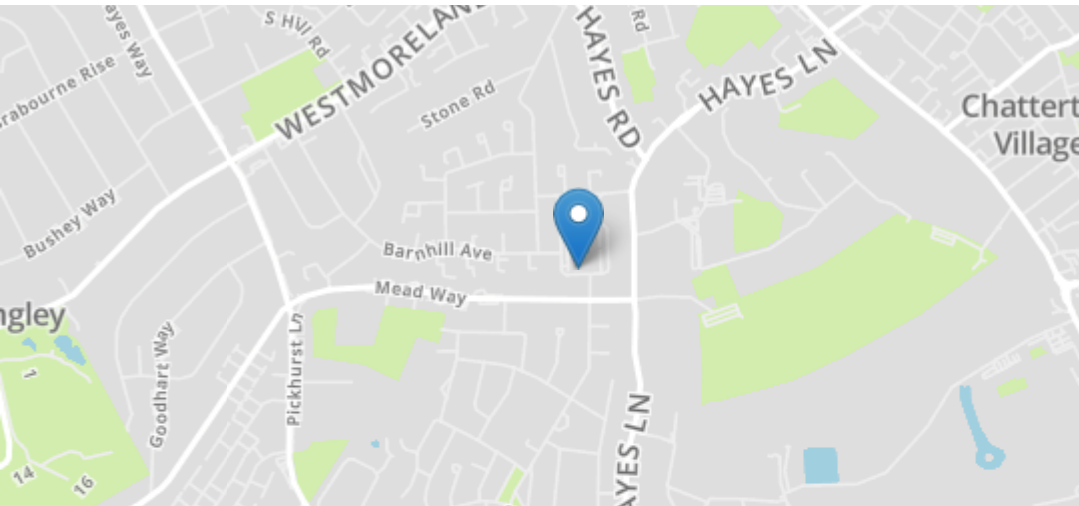
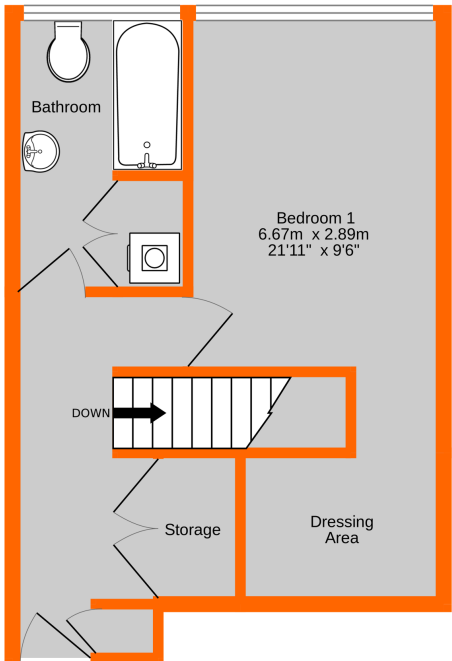
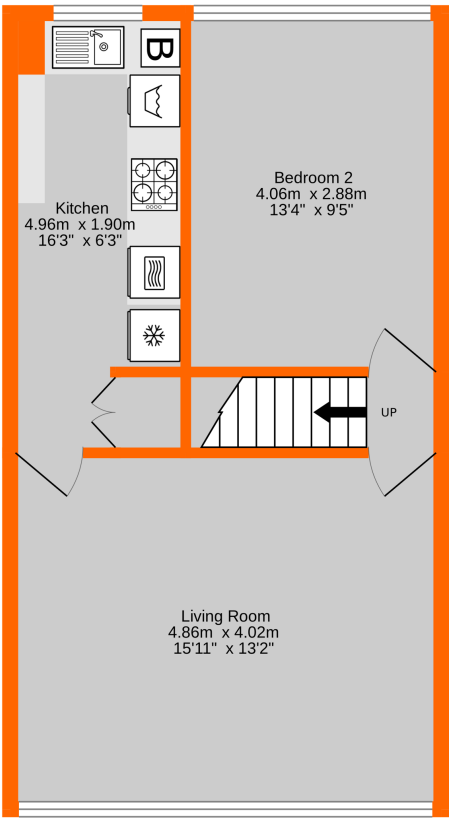




| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) A           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

Lower Floor  
43.5 sq.m. (468 sq.ft.) approx.

Upper Floor  
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA : 76.9 sq.m. (827 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

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

## Flat 80 Holst Lodge, Fair Acres, Bromley, Kent BR2 9BW

### Chain Free £320,000 Leasehold

- Extended Lease To June 2156.
- Attractive Communal Gardens With Lake.
- 0.9 Mile Pickhurst Infants & Junior Academy.
- No Onward Chain.
- Two Double Bedrms.
- White Suite Bathroom.
- Convenient Bromley South Station & High Street.
- Kitchen With Some Appliances Included.

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## Flat 80 Holst Lodge, Fair Acres, Bromley, Kent BR2 9BW

This delightful bright and spacious two double bedroom split level purpose built flat is situated on the 3rd and 2nd floors of this popular development close to Bromley South Station as well as excellent local schools. The living room overlooks the lovely communal gardens with seating areas and pond and is a particular feature of this award winning development. The kitchen has a range of cream units with wood effect laminate work surfaces and tiled grey splashbacks. There is a Bosch stainless steel four ring gas hob and extractor fan as well as an stainless steel oven and microwave with plumbing and space for a washing machine, fridge/freezer and slimline dishwasher. The main bedroom has a separate dressing area with plenty of space for wardrobes and the bathroom has a bath with overhead shower, pedestal wash basin, concealed system low level wc and chromed heated towel rail. Original parquet flooring to the hallway which also has an excellent tall cupboard with fitted shelves, ideal for shoe storage. The flat has gas fired heating with radiators via a Valiant boiler and all the rooms have double glazed windows. Additional benefits include a passenger lift service to all floors and a long lease of 130 years.

### Location

Fair Acres is near to the junction of Barnhill Avenue and Cameron Road. There are shops in the precinct of Letchworth Drive. Bus services pass along Barnhill Avenue and Cameron Road with routes to Bromley High Street, which is about one mile away and offers a range of amenities including The Glades Shopping Centre and Bromley South Station, with fast (about 18 minutes) and frequent services to London. There are further shops at the junction of Pickhurst Lane and Westmoreland Road. Local schools include Pickhurst Infant and Juniors and Ravensbourne Secondary school.



### Ground Floor

#### Entrance

Via communal door to lift or staircase to all floors, security entry phone system, own front door on the third floor

### third floor

#### Hallway

4.35m x 2.38m into the tall cupboard reducing to 0.93m (3' 1") (14' 3" x 7' 10") Meter cupboard with shelves, tall two door storage cupboard with shelving, original parquet flooring

#### Bathroom

2.90m x 1.88m (9' 6" x 6' 2") Double glazed window to rear, concealed cistern low level w.c., pedestal wash basin with chrome tap, white bath with chrome shower head and separate hand shower attachment and folding glass shower screen, two door cupboard with space for tumble dryer, chrome heated towel rail, tiled walls and floor

#### Bedroom 1

6.67m x 2.89m (21' 11" x 9' 6") including dressing area  
Double glazed window to rear, double radiator. Dressing area with space for wardrobes, steps down to:

### Second Floor

#### Living Room

4.86m x 4.02m (15' 11" x 13' 2") Double glazed window overlooking communal gardens, double radiator

#### Kitchen

4.96m x 1.90m (16' 3" x 6' 3") Double glazed window to rear, double radiator, range of cream units and drawers with wood effect laminate work surface and grey tiled splashbacks, stainless steel sink and drainer with chrome mixer tap, Bosch stainless steel four ring gas hob and Bosch extractor fan over, Bosch stainless steel integrated oven and microwave, space/plumbing for fridge/freezer, washing machine and slimline dishwasher, cupboard housing the Vaillant boiler, separate breakfast bar with wood effect laminate work surface, two door larder cupboard with shelves

#### Bedroom 2

4.05m x 2.88m (13' 3" x 9' 5") Double glazed window to rear, double radiator

#### Communal Garden

Beautifully maintained enclosed communal gardens, laid mainly to lawn with an ornamental pond, shrub borders and trees, paths, large central lawn and various seating areas throughout the grounds

### Addition Information

#### Lease

154 Years from 2002 - 131 years remaining. -To Be Confirmed

#### Maintenance

£2707.70 - from the 25th December 2024 to 24th December 2025 - To Be Confirmed

#### Ground Rent

£45.00 per annum -To Be Confirmed

#### Agent's Note

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. For the current rate visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide).

#### Utilities

Mains - Gas, Electric, Water and Sewerage

#### Broadband and Mobile

For coverage at this property, please visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)