



South Hill Road, Bromley, Kent BR2 0RL

Leasehold

£325,000

Spacious top floor conversion apartment in a period residence close to South Hill Woods, Bromley Town centre, Bromley South Station and Highfield Primary School. The apartment is accessed via a side entrance to the right of the main building with stairs up leading to a 18'7 x 7'7 entrance hall, large 15' x 14'10 lounge/diner with feature fireplace, fitted kitchen, 15' x 12'2 double bedroom and bathroom. The property has a garage to the front, comes with a share of freehold and many character features including high ceilings with the possibility to redesign and change its layout for those buyers with imagination. Ideal property for those looking for a large apartment in a character property conveniently positioned for all the amenities Bromley has to offer.

Property Features

- CHAIN FREE
- 15' x 14'10 LOUNGE/DINER
- FITTED KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- BATHROOM
- ORIGINAL FEATURES
- GARAGE
- SHARE OF FREEHOLD
- CLOSE TO STATION & SHOPS

Property Description

COMMUNAL ENTRANCE

Door to side of property with stairs to all floors.

ENTRANCE HALL

18' 7" x 7' 7" (5.66m x 2.31m)

Hardwood front door with opaque glazed panel leads into entrance hall with opaque window to side, coving and radiator. Large linen cupboard, telephone and broadband points and wood laminate flooring.

FITTED KITCHEN

13' x 9' 5" (3.96m x 2.87m)

Double glazed window to rear, radiator, built in cupboard and vinyl flooring. Range of fitted wall and base units with work surfaces over, local tiling and stainless steel sink with mixer tap and drainer. Space and plumbing for washing machine, tumble dryer and dishwasher. Space for fridge freezer, space and point for electric cooker with extractor hood over.

LOUNGE/DINER

15' x 14' 10" (4.57m x 4.52m)

Double glazed window to rear, radiator and wood laminate flooring. Feature fireplace with tiled mantle and hearth. Gas point (not connected).

DOUBLE BEDROOM

15' x 12' 2" (4.57m x 3.71m)

Window to rear, radiator, telephone point and wood laminate flooring. Range of fitted wardrobes to one wall.

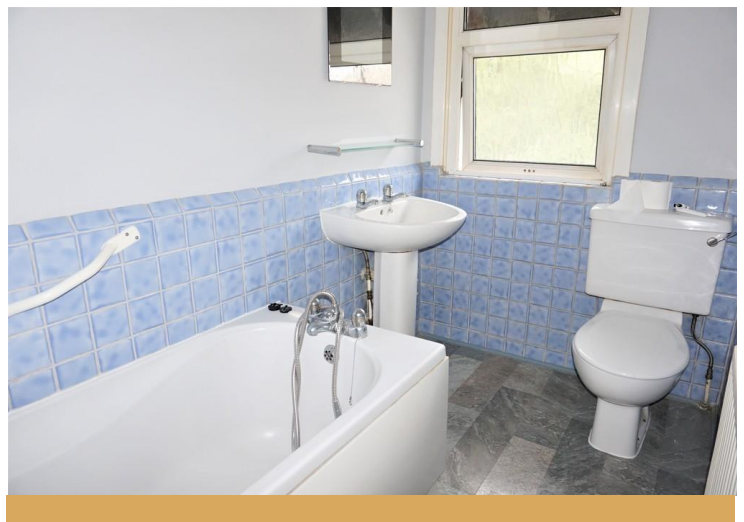
BATHROOM

9' 2" x 4' 9" (2.79m x 1.45m)

Opaque double glazed window to side, radiator, half tiled walls and vinyl flooring. Panel bath with shower mixer tap, low level WC and pedestal wash hand basin with glass shelf above.

PRIVATE GARAGE

To front left hand side with up and over door.





LEASE & CHARGES

We have been informed that the property comes with a Share of the Freehold and the current service charges are approximately £370.00 per quarter.

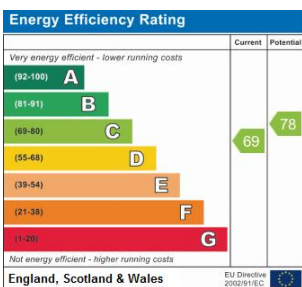
TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 75sqm (Approx. 807sqft)

COUNCIL TAX BAND 'C'

DIRECTIONS

From our office in Westmoreland Road head towards Bromley Town Centre. Take the first turning on the left into South Hill Road. The property can be found on the left hand side just past Tootswood Road.



Address:
FL 5



Measurements are approximate. Not to scale. Illustrative purposes only
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Local Authority: Bromley London Borough Council

Council Tax Band: Band C

Viewings: Strictly by appointment only



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Full EPC Certificate available upon request.