



67 Shortlands Road, Bromley, Kent BR2 0JJ

Leasehold

£545,000

Three double bedroom conversion flat with bathroom & shower room set across almost the entire first floor of this glorious early Victorian Manor House offered to the market with a 166 year lease. Beautifully maintained & very well presented offering fantastic versatility with 4 generously proportioned rooms allowing use as 2 bedroom apartment with 2 receptions if required. Steeped in original features it has high (9'9) ceilings & is set within sprawling grounds that includes a spacious private section of the rear garden allocated to the flat that incorporates water feature, potting shed, summer house & established trees & shrubs with garage to rear. Located a short walk from Shortlands BR station with direct access to Victoria & Blackfriars London. Local bus routes & shops nearby in Shortlands village. The entrance to the apartment & the first floor is further down the driveway where the number is shown on the stone staircase.

Property Features

- VICTORIAN MANOR HOUSE CONVERSION
- THREE DOUBLE BEDROOMS
- 16' 7 X 16'1 LOUNGE
- TWO BATHROOMS
- PRIVATE GARDEN & GARAGE
- CLOSE TO SHORTLANDS VILLAGE & STATION
- LONG LEASE
- MANY ORIGINAL FEATURES

Property Description

COMMUNAL ENTRANCE

Stone staircase lease up to balcony with rear facing views and communal door. Stairs lead up to flats. *(Note all of these areas are part of the demise of the property, with a right of access granted to the flat above.)

ENTRANCE HALL

12' 7" x 11' (3.84m x 3.35m) MAX

Hardwood front door leads into entrance hall with engineered wood flooring, plate rail, dado rail and radiator in cover.

LOUNGE

16' 7" x 16' 1" (5.05m x 4.9m)

Dual aspect with windows to side and rear, ceiling rose, coving, picture rail and engineered wood flooring. Two radiators and gas feature fireplace with wood mantle and tile hearth.

MASTER BEDROOM

16' 1" x 14' 3" (4.9m x 4.34m)

Three sash windows to front, ceiling rose, coving, picture rail, wall lights and radiator in cover. Stained wood flooring and open feature cast iron fireplace with marble mantle. Currently used as a dining room.

FITTED KITCHEN

14' x 10' 6" (4.27m x 3.2m)

Window to side, fan light, tiled floor and seating with storage under. Range of wall and base units with granite work surfaces over, inset butlers sink with mixer tap and wall mounted combination boiler. Large larder cupboards, wine cooler, integrated AEG microwave, oven and four ring induction hob.

BATHROOM

7' 10" x 6' 7" (2.39m x 2.01m)

Opaque window to front, heated towel rail, wood panel walls to plate rail and ceramic tiled floor. Low level WC, pedestal wash hand basin and free standing roll top bath with shower over.





BEDROOM TWO

13' 10" x 11' 9" (4.22m x 3.58m)

Two sash windows to front, picture rail, radiator in cover and feature fireplace with marble mantle.

BEDROOM THREE

13' x 12' (3.96m x 3.66m)

Two windows to side, ceiling rose and radiator.

SHOWER ROOM

9' 5" x 6' 7" (2.87m x 2.01m)

Opaque window to side, tiled floor and chrome towel warmer. Large shower cubicle with rain shower over and wall mounted wand, bowl sink on vanity unit, low level WC and wall mounted mirrored bathroom cabinet with light. Large utility cupboard with space and plumbing for washing machine and tumble dryer.



GARAGE

Large garage to rear of grounds with power, light and outside tap.

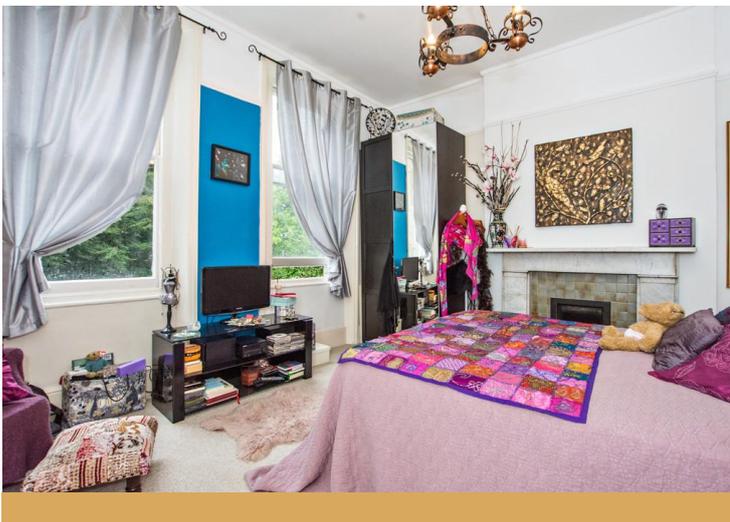
CELLAR

Secure storage area.

GARDEN

45' x 35' (13.72m x 10.67m) Approx

Sunny and private garden space with brick wall to one side, pergola, summer house with electricity and lighting, raised beds with lawn and mature tree and shrub areas.



LEASE & CHARGES

The external property is done 'as required' to maintain its period charm – recent works were undertaken to front and side of building including painting, weatherboards etc. The buildings insurance is split between the three flats and the current share is approximately £1400 per annum. The shared electricity for the external access stairwell is approximately £40 per quarter. It has approximately 166 year lease remaining

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 113sqm (Approx 1216sqft)

COUNCIL TAX BAND 'E'

DIRECTIONS

From Shortlands Station turn left into Shortlands Road. The property can be found on the left-hand side just after Church Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Local Authority: Bromley London Borough Council

Council Tax Band: Band E

Viewings: Strictly by appointment only



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143b Westmoreland Road
Bromley
Kent
BR2 0TY

Tel: 0208 464 3030
Email: parklangley@edmund.co.uk
Web: www.edmund.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.