



1

Bedroom



1

Bathroom



- * One Good Size Bedroom
- * First Floor Apartment
- * Open Plan Living
- * Well Maintained Gardens
- * Beautiful Fitted Kitchen
- * Garage & Shared Parking
- * Double-glazing & G.C.H.
- * Highly Desirable Location
- * Attractive first floor flat with open-plan living accommodation

A superb one-bedroom apartment with a large open plan kitchen/lounge. This delightful first floor apartment is offered with the benefit of a long lease and a share in the freehold Company. It is situated in one of Shortlands highly desirable groves, close to Shortlands Railway Station and local shops. The property is positioned at the quieter and sunnier side of the building, to the rear of the block facing a westerly direction and benefits from the afternoon and evening sun. Briefly comprising: entrance hall; living room, with open plan kitchen, dining area and lounge; good size bedroom; bathroom, communal gardens and a garage. Features include: full width double-glazed windows; gas central heating; good storage, and quality wood effect flooring throughout, except the bathroom, which has floor tiles. We know this flat is going to go quickly, so if you are interested, please contact our office at your earliest opportunity to arrange your appointment to view.

EPC: Band C

Council Tax: Band A

Tenure: 993 years lease remaining

Entrance hall *3.12m x 1.01m (10' 3" x 3' 4")*

A floor-to-ceiling cupboard (0.631m deep), with sliding doors, containing the water meter and plenty of storage space, runs the length of the hallway. There is laminate flooring, ceiling spotlights, a smoke alarm and an entryphone handset.

Living room/kitchen diner *6.36m x 4.04m (250' 3" x 159' 3")*

A frosted glass door leads into the living room/open-plan kitchen diner, which has coving, laminate flooring, a large, double-glazed bay window overlooking the garden to the rear. A radiator, telephone point and TV aerial socket.

Kitchen diner *6.36m x 4.04m (250' 3" x 159' 3")*

The open-plan kitchen diner has sleek, handleless white gloss fitted units, comprising of four floor and two wall cupboards, a built-in under-counter fridge and separate freezer, a Hotpoint dishwasher and Hoover washing machine. A Lamona electric oven, gas hob and extractor fan and a wall-mounted gas-fired boiler. A marble-effect tiled splashback, stainless steel sink and drainer with a chrome mixer tap. A double-glazed window, with a view to the side of the property and linoleum flooring.

Bedroom *175' 3" x 116' 9" (4.45m x 2.97m)*

Laminate flooring, coving, a wallpapered feature wall, a radiator, large double-glazed bay window overlooking the garden. A freestanding, mirror triple door wardrobe, with plenty of hanging space and drawers.

Bathroom *92" x 66" (7' 8" x 5' 6")*

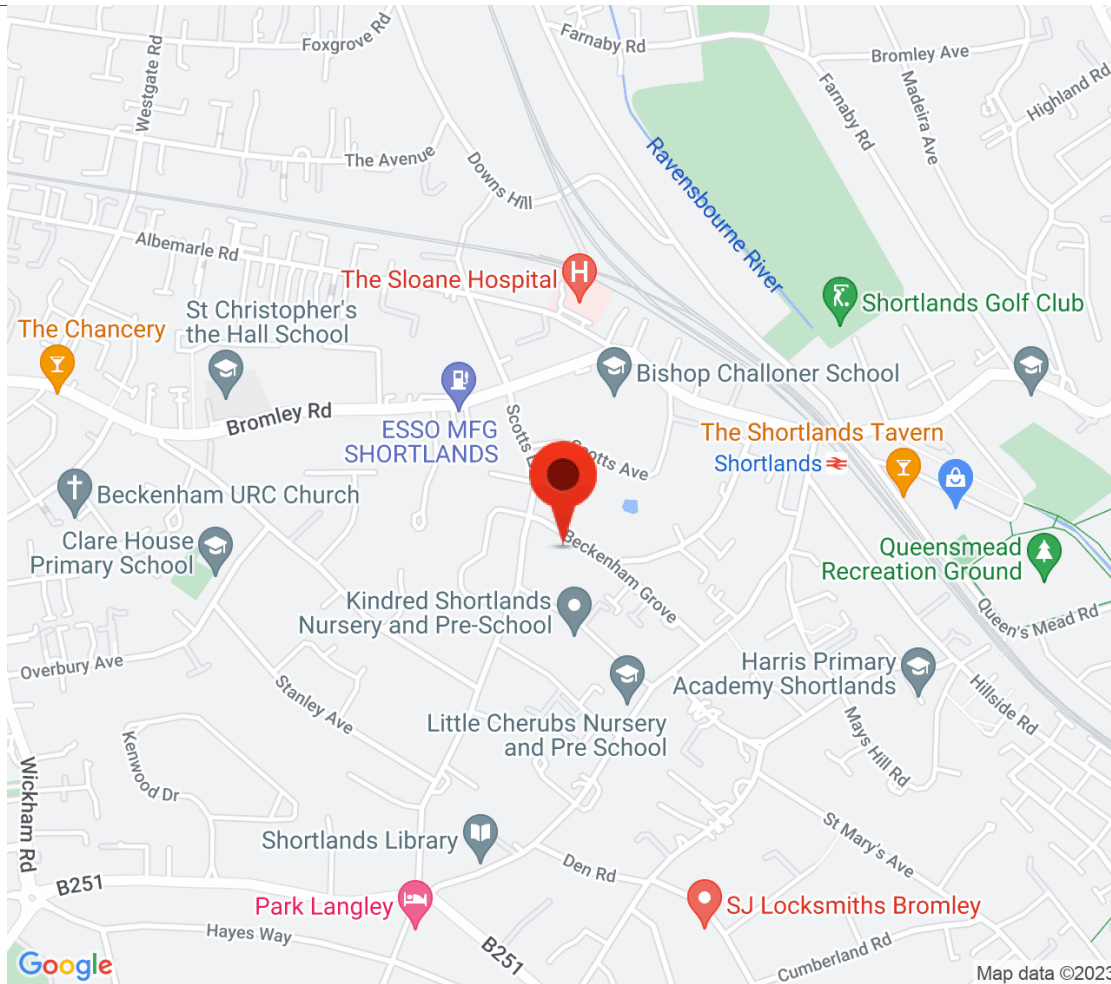
A white bathroom suite, comprising of WC, basin and panelled bath with chrome mixer tap and shower attachment on a chrome riser over the bath. A double-glazed frosted window, radiator, chrome towel rail, mirror, wall cabinet and linoleum flooring.


Gardens

There is a delightful well-maintained, secluded, shared garden to the rear.

Garage

A single garage to the rear of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	76
(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 

Address: Beckenham Grove, Bromley



Energy performance certificate (EPC)

Flat 4
Morden Lodge
25 Beckenham Grove
BROMLEY
BR2 0JN

Energy rating

C

Valid until: 12 July 2033

Certificate number: 2800-5571-0222-1290-3373

Property type

Mid-floor flat

Total floor area

48 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 216 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
-

How this affects your energy bills

An average household would need to spend **£1,011 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £212 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 4,393 kWh per year for heating
 - 1,662 kWh per year for hot water
-

Impact on the environment

This property's current environmental impact rating is C. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 1.8 tonnes of CO₂

This property's potential production 1.4 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£211

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Kevin Bennett
Telephone	07427 666084
Email	b-bec@hotmail.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/009238
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	13 July 2023
Date of certificate	13 July 2023
Type of assessment	RdSAP
