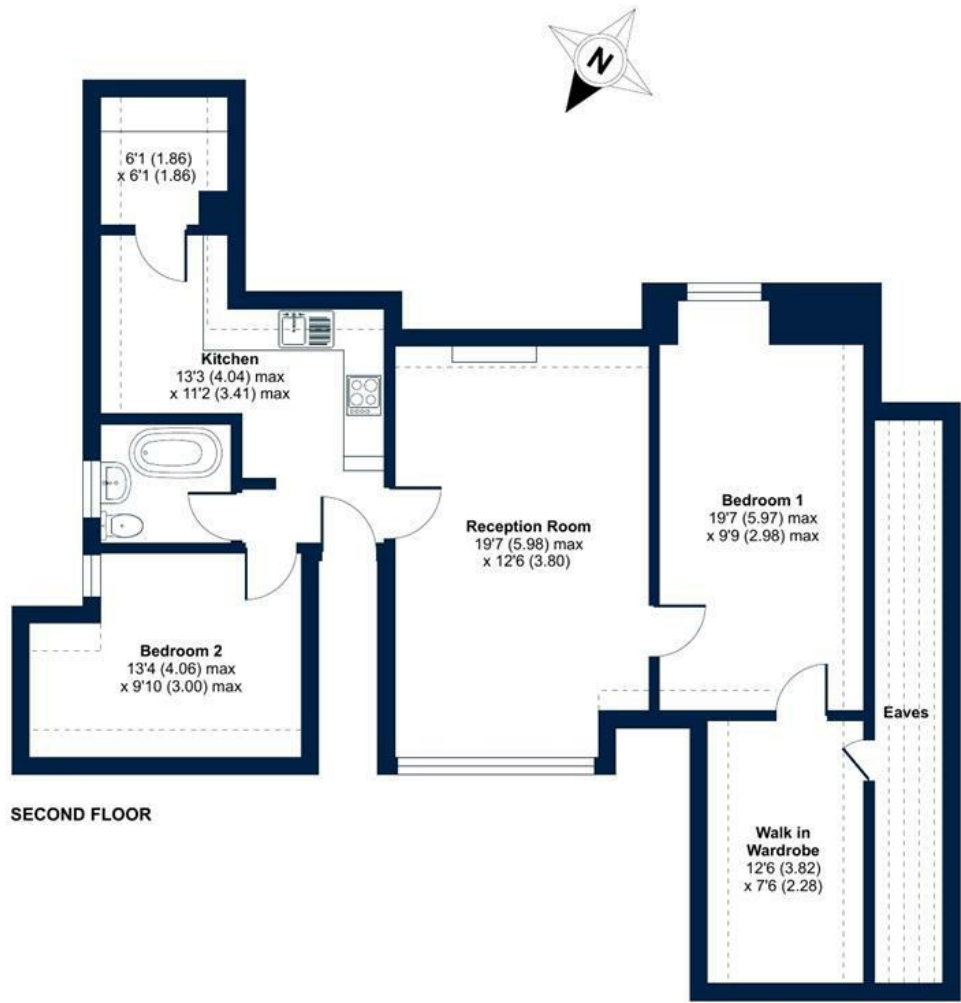


Bromley Road, Shortlands, Bromley, BR2

Approximate Area = 750 sq ft / 69.6 sq m
Limited Use Area(s) = 220 sq ft / 20.4 sq m
Total = 970 sq ft / 90 sq m
For identification only - Not to scale

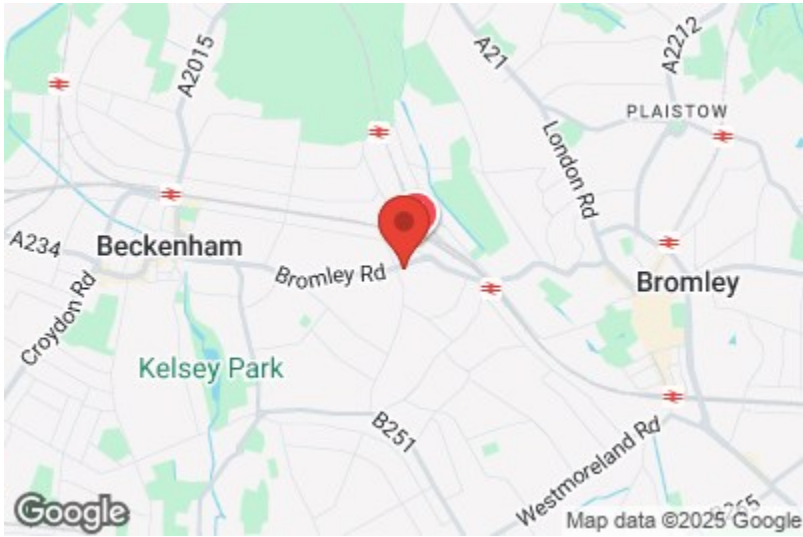


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Charles Eden. REF: 1319652



Flat 5, 216, Bromley Road, Shortlands, BR2 0AB
Guide Price £400,000 Leasehold - Share of Freehold

MAP



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

A captivating top-floor, two-bedroom, one-bathroom flat, constructed in 1902, packed with timeless character and nestled within a well-maintained Edwardian House. The property enjoys communal gardens and dedicated resident parking, marrying historic charm with modern convenience.



020 8663 1964
charleseden.co.uk



Built in 1902, this property hails from the Edwardian era, a time renowned for quality craftsmanship and thoughtful design, expect features like tall ceilings, large original windows, and fine architectural detailing.

Ideally located for Shortlands and Beckenham Junction stations for good London connections and choice of local shopping areas.

COMMUNAL ENTRANCE

Security entry phone, wood door leading into porch with inner door (half-glazed) leading into

COMMUNAL HALL

Victorian black and white tiles on ground floor, carpeted stairway up to:

(1st) FLOOR LANDING

Leaded light bay window, carpeted stairway to:

TOP FLAT (2nd) FLOOR

LANDING

Private entrance door opening into:

LOBBY

Doors to: reception, bedroom two and bathroom. Access to loft.

RECEPTION ROOM (onwards) 19'7 x 12'6

Double glazed windows to front (within 10 year FENSA guarantee), brick fireplace with 'GASCO' coal-effect fire (not tested by Charles Eden), wall-mounted electric panel convector, fitted carpet. Door to Master Bedroom.

KITCHEN 13'3 x 11'2

Double glazed window to rear, range of wall, base, drawers and display units with marble-effect worksurfaces over, 1 1/2 bowl sink and drainer with mixer tap, four ring gas hob (recently replaced) with cooker hood over and oven under, under-counter appliances: dishwasher, washing machine, fridge, freezer, gas boiler (not tested by Charles Eden), part tiled walls, storage area with attic space, wood flooring,

Walk-in with a further 5 built-in units and shelving, rear gable with light.

MASTER BEDROOM 19'7 x 9'9

Double glazed windows to rear, wall-mounted electric panel convector heater, vinyl flooring. Leading into:

WALK-IN WARDROBE 12'6 x 7'6

Front gable with light, hatch leading to eaves storage area, vinyl flooring.

BEDROOM TWO 13'4 x 9'10

Double glazed window to side, wall-mounted electric panel convector heater, fitted carpet.

BATHROOM/WC

Double glazed window to side, comprising Victorian roll

top bath with claw feet, mixer tap and shower attachment, wall mounted wash hand basin, low level WC, wall mounted infra red bar heater, part tiled walls, tiled flooring.

OUTSIDE

COMMUNAL GARDENS

Well-maintained communal garden with side fence gates.

PARKING

Off street parking for one car on front forecourt.

LEASE (Share of Freehold)

125 years from 2000 (100 years remaining)

GROUND RENT

Peppercorn

SERVICE CHARGE

£2,100 p.a.

BUILDING INSURANCE

£473.72 p.a.

COUNCIL TAX C

EPC RATING F



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71 High Street, Beckenham, Kent, BR3 1AW

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