



Flat 2 36 Madeira Avenue  
Shortlands, Bromley, BR1 4AY  
**£325,000 Share of Freehold EPC: D**

 **Maguire Baylis**



Guide Price: £325,000 - £350,000. Impressive Ground Floor Conversion | One Double Bedroom | Allocated Parking | Chain Free

Set within a handsome Victorian residence on a quiet, leafy road, this well-presented ground floor conversion offers a superb blend of period charm and modern convenience.

The standout feature is a stunning living room with high ceilings and a beautiful period fireplace, complemented by a separate fitted kitchen complete with built-in oven, hob, and integrated fridge/freezer. The double bedroom is a good size, and the bathroom includes a built-in shower over the bath.

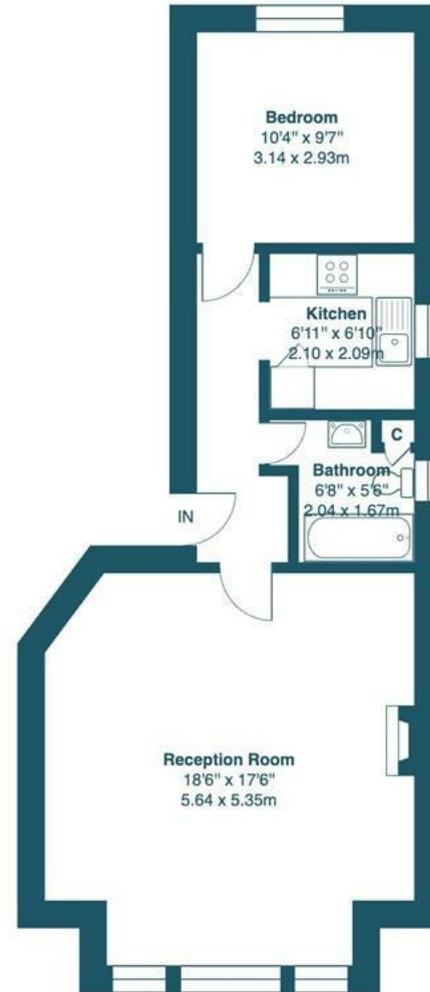
Further benefits include allocated off-street parking, no onward chain, and an enviable location within easy reach of Bromley town centre, local transport links, and the open green spaces of Beckenham Place Park.

- IMPRESSIVE GROUND FLOOR CONVERSION
- STUNNING LIVING ROOM WITH PERIOD FIREPLACE
- FITTED KITCHEN
- BATHROOM WITH BUILT-IN SHOWER OVER BATH
- ONE DOUBLE BEDROOM
- LOVELY PERIOD RESIDENCE
- SET WITHIN QUIET, LEAFY ROAD
- EASY REACH TRANSPORT LINKS & TOWN CENTRE
- ALLOCATED PARKING SPACE
- CHAIN FREE SALE



# Madeira Avenue, BR1

Approximate Gross Internal Area = 564 sq ft / 52.4 sq m



Ground Floor

 Maguire Baylis

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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## COMMUNAL HALLWAY

### ENTRANCE HALL

Wood effect flooring; dado rails; radiator.

### LIVING ROOM

18'6 x 17'6 (5.64m x 5.33m)

An impressive room featuring a large bay window to the front; feature period fireplace; radiator; wood flooring; picture rails.

### KITCHEN

6'11 x 6'10 (2.11m x 2.08m)

Window to side; fitted with a range of wood effect Shaker style wall and base units with worktops to three walls; built-in electric oven and hob; fridge/freezer; dishwasher to remain.

### BEDROOM

10'4 x 9'7 (3.15m x 2.92m)

Window to rear; radiator; wood effect flooring.

### BATHROOM

6'8 x 5'6 (2.03m x 1.68m)

Window to side; suite comprising panelled bath with built-in shower over and fitted glass shower screen; pedestal wash basin; WC; tiled walls and flooring. Cupboard housing Worcester gas combi boiler (boiler installed new April 2025).

### COMMUNAL GARDENS

A well maintained communal garden to the rear for residents to enjoy.

### PARKING

Allocated parking space to front.

## LEASE & MAINTENANCE

LEASE - Share of freehold with lease of approx 957 years remaining

SERVICE CHARGE - Shared as and when required.

GROUND RENT - n/a

## COUNCIL TAX

London Borough of Bromley - Band C

## LOCATION

What3words: ///lasts.abode.chief

## AGENTS NOTES

There is a current EICR in place. Carried out May 2025

A new double glazed window was installed in the bedroom April 2025

The Worcester Bosch Greenstar 4000 boiler was installed new April 2025



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**Important Note:** Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.