



16 Hillside Road

Shortlands, Bromley, BR2 0ST

**£255,000 Leasehold EPC: C**

 **Maguire Baylis**





GUIDE PRICE £255,000 – £265,000. \*\* CHAIN FREE SALE \*\*

Situated in a sought-after and highly convenient location, this beautifully presented one-bedroom ground floor apartment forms part of a well-maintained purpose-built block, set back from the road.

The property enjoys a great position within easy reach of Bromley town centre, offering a wide selection of shops, restaurants, bars, and other local amenities. Both Shortlands and Bromley South stations are within walking distance, providing fast and frequent services into central London – with journeys to London Victoria taking as little as 17 minutes from Bromley South.

The flat has been thoughtfully modernised in recent years and offers bright, spacious accommodation. The layout includes an entrance hall with two generous storage cupboards, along with a handy box room measuring 6' x 4'7", currently used as a home office. The kitchen, which overlooks the front gardens, features a stylish range of units and a breakfast bar. The 15' lounge is light and welcoming, while the double bedroom is equally well-proportioned.

The bathroom is a good size and well appointed with a shower over the bath. Further benefits include a gas combi boiler, double glazing throughout, residents' parking, and attractive communal gardens.

The property also enjoys close proximity to green open spaces, with Queensmead Recreation Ground just a short walk away. The highly popular Beckenham Place Park is also nearby – a vast and historic park offering woodland walks, a café, regular events at the Mansion, and a popular wild swimming lake.

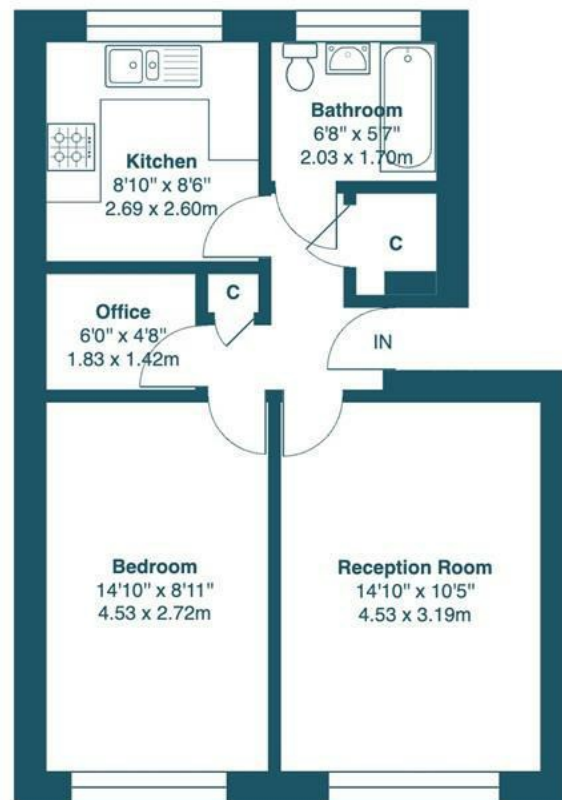


- CHAIN FREE \*\* SPACIOUS GROUND FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- ONE DOUBLE BEDROOM
- STYLISHLY APPOINTED KITCHEN & MODERN BATHROOM
- BRIGHT & SPACIOUS LOUNGE
- USEFUL BOX ROOM/OFFICE
- RESIDENTS PARKING
- SET BACK FROM THE ROAD
- CLOSE TO SHORTLANDS/BROMLEY SOUTH
- SHORT WALK TO LOCAL PARKS



## Hillside Road, BR2

Approximate Gross Internal Area = 514 sq ft / 47.8 sq m



Ground Floor

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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. No liability is accepted for any errors.  
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**HALLWAY**

Wood effect flooring; radiator; built-in shelved storage cupboard plus further built-in utility/storage cupboard with space/plumbing for washing machine

**LOUNGE**

15' x 10'5 (4.57m x 3.18m)

Double glazed window to rear with additional secondary glazed unit; wood effect flooring; radiator.

**KITCHEN**

8'9 x 8'6 (2.67m x 2.59m)

Double glazed window to front with an attractive outlook onto the communal gardens; fitted with a range of modern white wall and base units with worktops to two walls plus fitted breakfast bar; built-in stainless steel gas hob and electric oven; extractor hood; spaces for fridge/freezer & dishwasher; part tiled walls; tiled flooring; wall mounted gas combi boiler.

**BEDROOM**

14'11 x 8'10 (4.55m x 2.69m)

Double glazed window to rear with secondary glazed unit; radiator; wood effect flooring.

**BOX ROOM/STUDY**

6' x 4'7 (1.83m x 1.40m)

A useful bonus room which is currently used as a home office; wood flooring.

**BATHROOM**

Double glazed window to front; fitted with a modern suite comprising bath with fitted shower over; fitted wash basin with vanity/storage under; WC; heated towel rail; part tiled walls; extractor fan.

**COMMUNAL GARDENS**

Attractive and well kept communal grounds to front and rear.

**PARKING**

Residents car parking. Not allocated.

**LEASE & MAINTENANCE**

LEASE - Approx 122 years remaining

MAINTENANCE - approx £1000 pa, as advised by the vendor. Yet to be verified.

GROUND RENT - Nil

**COUNCIL TAX**

London Borough of Bromley - Band B

**LOCATION**

What32words: ///count.slick.proof



Maguire Baylis  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Tel: 020 8464 9952  
office@maguirebaylis.com  
www.maguirebaylis.com



**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.