



27b Meadow Road
Bromley, BR2 0DX
£1,350 Per Month EPC: C

 **Maguire Baylis**



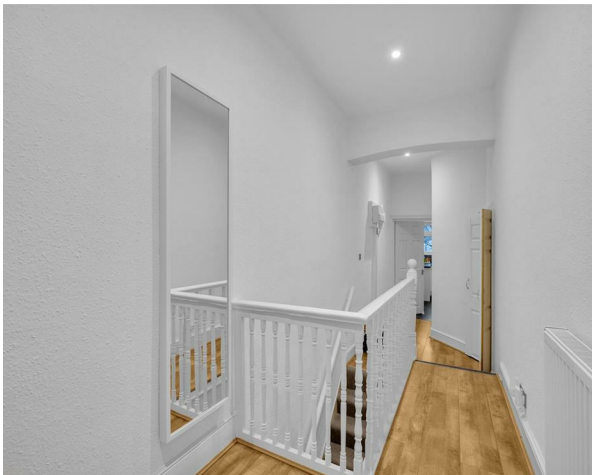
Maguire Baylis estate agents are pleased to present to let this charming period first floor conversion flat, ideally located in the heart of Shortlands.

The property, which is offered furnished, provides a bright bay-fronted lounge featuring large windows and fitted plantation shutters, along with a good-sized double bedroom. The spacious kitchen includes a built-in oven and hob and appliances, while the bathroom is fitted with a modern white suite and shower over the bath.

Set on a popular residential road, the flat is just a short walk from Shortlands mainline station and local shops, with Bromley town centre also within easy reach. There are several green open spaces nearby, including the ever popular Beckenham Place Park with outdoor swimming lake and events at The Mansion, making this a superb location for those seeking a balance of convenience and lifestyle.

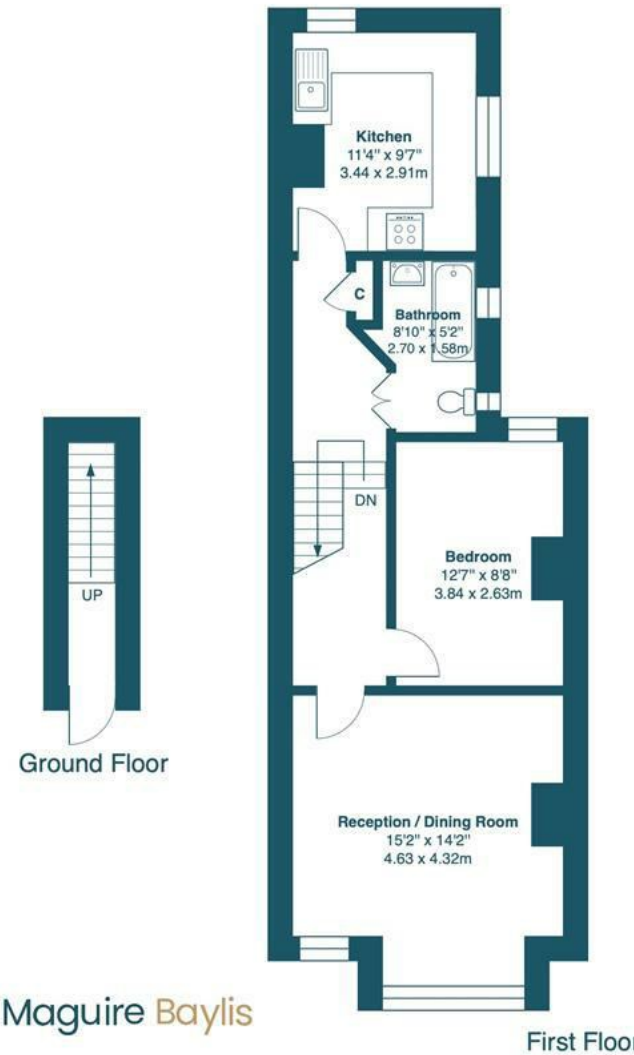
- UPPER CONVERSION FLAT
- ONE DOUBLE BEDROOM
- BRIGHT & SPACIOUS ACCOMMODATION THROUGHOUT
- FITTED KITCHEN WITH APPLIANCES
- MODERN BATHROOM WITH SHOWER OVER THE BATH
- POPULAR ROAD IN THE HEART OF SHORTLANDS
- CLOSE TO LOCAL SHOPS & MAINLINE STATION
- EASY REACH BROMLEY TOWN CENTRE
- PLENTY OF NEARBY GREEN SPACES
- FURNISHED ** AVAILABLE MID FEBRUARY





Meadow Road, BR2

Approximate Gross Internal Area = 608 sq ft / 56.6 sq m



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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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COMMUNAL HALL

Lobby hallway shared with the ground floor flat. Door to upper flat.

HALLWAY

Stairs to first floor; built-in storage cupboard; radiator. wood effect flooring.

LOUNGE

Double glazed bay window to front with fitted shutters; wood flooring; radiator; fitted shelving. Sofa and dining table/chairs to remain.

KITCHEN

Double glazed window to rear; fitted with a range of white wall and base units with worktops to four walls; inset stainless steel; electric oven and hob with extractor hood over; washing machine; under counter fridge; wall mounted Vaillant gas combi boiler; electric radiator.

BEDROOM

Double glazed window to rear with fitted shutters; wood flooring; radiator; picture rails; bed, wardrobe and drawer unit to remain.

BATHROOM

Two double glazed windows to side; fitted with a modern, well appointed suite comprising panelled bath with mixer tap/shower attachment over and fitted glass shower screen; fitted wash basin/vanity unit; WC; part tiled walls; tiled flooring; heated towel rail; extractor fan.

PARKING

On street. Residents parking permits required between 12 – 2pm, Monday to Saturday. These are available at a cost of £80 per vehicle/per year.

LOCATION

What3words: ///along.anyone.cafe



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.