



12 Woodlands 19 Oaklands Road

Bromley, BR1 3SS

£250,000 Leasehold EPC: Band C

 **Maguire Baylis**



Guide Price: £250,000 - £275,000. Maguire Baylis are delighted to offer for sale this bright and spacious first floor flat forming part of this popular purpose-built block, located within a quiet sought after residential road within easy reach of Bromley town centre.

This lovely property, which is situated to the rear of the block and enjoys delightful south-westerly far reaching views, provides generously proportioned accommodation comprising: a good size entrance hallway with two large storage cupboards; living room with large double glazed window to the rear; fitted kitchen with built-in oven and hob and appliances to remain; large bedroom with built-in double wardrobe; spacious bathroom.

Outside, there are well kept communal grounds and plenty of residents parking. In addition, there is off street parking for residents and visitors.

Oaklands Road is located around two thirds of a mile from the town centre. Nearby stations include Bromley North, Sundridge Park, Shortlands and Ravensbourne. There are also bus routes, and useful local shops, close by in London Road.

- IMPRESSIVE FIRST FLOOR APARTMENT
- BRIGHT & SPACIOUS ACCOMMODATION
- FEATURING LOVELY FAR REACHING SOUTH WESTERLY VIEWS TO THE REAR
- BEDROOM WITH BUILT-IN DOUBLE WARDROBE
- FITTED KITCHEN WITH BUILT-IN OVEN & HOB PLUS APPLIANCES INCLUDED
- MODERN BATHROOM - BATH WITH SHOWER OVER
- QUIET & LEAFY RESIDENTIAL ROAD
- CONVENIENT FOR TOWN CENTRE/TRANSPORT LINKS
- RESIDENTS OFF STREET PARKING
- CHAIN FREE SALE





Oaklands Road, BR1

Approximate Gross Internal Area = 520 sq ft / 48.3 sq m



First 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. No liability is accepted for any errors.
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COMMUNAL HALLWAY

Stairs to first floor.

HALLWAY

Two useful built-in storage cupboards. Intercom handset.

LOUNGE

A lovely room featuring a large double glazed window to rear enjoying delightful far reaching south-westerly views. Door to:

KITCHEN

Double glazed window to side; fitted range of wall and base units with worktops to three walls; built-in oven and hob. Washing machine, fridge & Freezer included. Cupboard housing gas boiler for hot water and central heating.

BEDROOM

A spacious, double bedroom with double glazed window to rear; built-in double wardrobe.

BATHROOM

Three piece suite featuring bath with mixer tap & shower attachment over, glass shower screen.

COMMUNL GROUNDS

Well kept communal gardens to rear, mainly laid to lawn.

PARKING

Residents parking to front and rear, not allocated. Unrestricted parking also available in the street.

LEASE & MAINTENANCE

LEASE - 125 years from 2001. Approx 100 years remaining.

SERVICE CHARGE - Approx £1400 pa

GROUND RENT - £100 pa

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///rocket.trying.bike

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
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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.