Flat 3 Cawston Court Highland Road

Bromley, BR1 4AF

£375,000 Leasehold EPC: C

Maguire Baylis

Guide Price: £375,000 - £400,000. Maguire Baylis are delighted to offer to the market this rarely available three double bedroom apartment, quietly positioned within a small private development set back from the road and enjoying a peaceful, leafy setting. The property also benefits from a private garage.

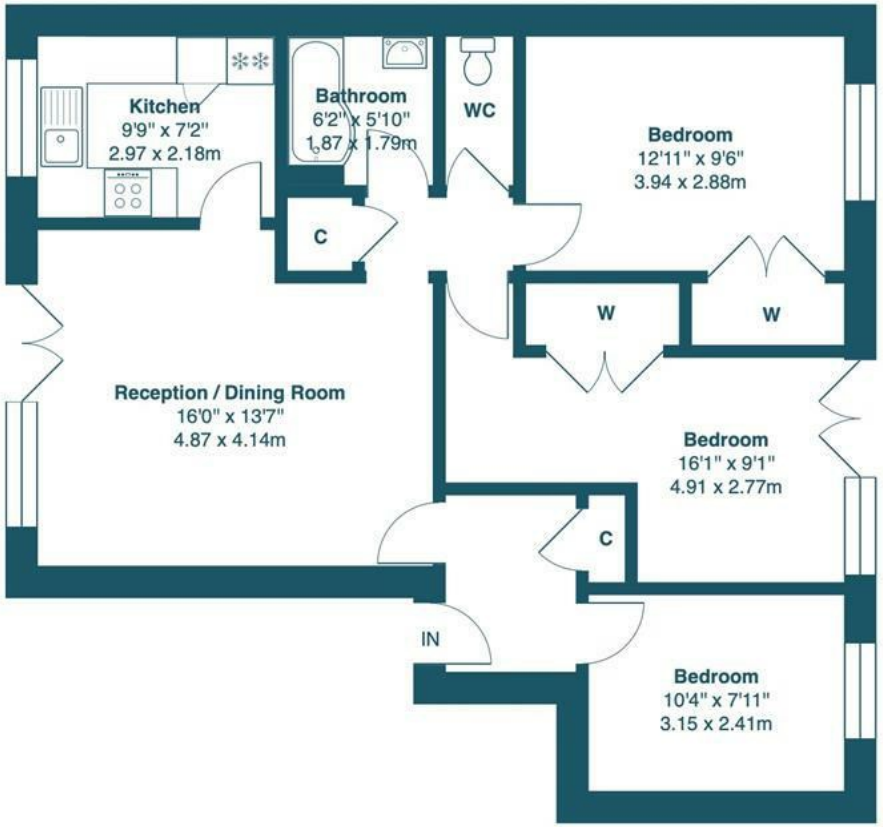
Providing around 800 sq ft of well-arranged accommodation, the apartment features a spacious 16' x 13' reception room with Juliet balcony, a fitted kitchen with built-in oven, hob and integrated dishwasher, together with a modern bathroom suite (with shower over bath) and a separate WC. All three bedrooms are genuine doubles, offering excellent flexibility for sharers, home working or guest space.

The location is particularly convenient — just 0.5 miles from Bromley North station for easy connections to London Bridge, Cannon Street and Charing Cross via Grove Park, and 0.4 miles from Shortlands station with services to Victoria and Blackfriars. Bromley Town Centre is also within easy reach, offering a wide choice of shops, restaurants and leisure facilities including The Glades Shopping Centre and The Churchill Theatre.

- RARELY AVAILABLE THREE DOUBLE BEDROOM APARTMENT
- QUIET LEAFY SETTING SET BACK FROM THE ROAD
- AROUND 800 SQ FT OF WELL-ARRANGED LIVING SPACE
- SPACIOUS 16' x 13' RECEPTION ROOM WITH JULIET BALCONY & PARQUET FLOORING
- FITTED KITCHEN WITH BUILT-IN OVEN, HOB & INTEGRATED DISHWASHER
- MODERN BATHROOM SUITE PLUS SEPARATE WC
- PRIVATE GARAGE PLUS RESIDENTS PARKING
- SMALL, WELL-KEPT RESIDENTIAL DEVELOPMENT
- EASY REACH BROMLEY NORTH & SHORTLANDS STATIONS
- WALKING DISTANCE TO BROMLEY TOWN CENTRE & LOCAL AMENITIES

Cawston Court, BR1

Approximate Gross Internal Area = 817 sq ft / 75.9 sq m



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First Floor

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
Stairs to first floor.

ENTRANCE HALLWAY
a welcoming entrance hall featuring parquet flooring; built-in storage/coats cupboard.

LOUNGE
16' x 13'7 (4.88m x 4.14m)
Double glazed French doors to rear leading to Juliet balcony; further double glazed window to rear; parquet flooring; dado rails; radiator; door to kitchen.

KITCHEN
9'9 x 7'2 (2.97m x 2.18m)
Double glazed window to rear; wood effect Shaker style wall and base units with worktops to three walls; inset sink unit; electric hob with extractor hood over; double oven; wall mounted gas boiler; part tiled walls; integrated dishwasher; radiator; vinyl flooring.

BEDROOM 3
10'4 x 7'10 (3.15m x 2.39m)
Double glazed window to front; light oak effect laminate flooring; radiator.

LOBBY
Built-in storage cupboard with space/plumbing for washing machine; parquet flooring.

BEDROOM 1
12'10 x 9'4 (3.91m x 2.84m)
Double glazed window to front; radiator; built-in double wardrobe;

BEDROOM 2
15'6 x 9' (4.72m x 2.74m)
Double glazed French doors to Juliet balcony to front; built-in double wardrobe; radiator.

BATHROOM
Modern suite comprising panelled bath with mixer tap/shower attachment over; fitted glass screen; fitted wash basin with vanity storage under; heated towel rail; fully tiled walls; extractor fan.

SEPARATE WC
WC incorporating wash basin over; dado rails and part panelled walls; vinyl flooring.

PARKING/GARAGE
Single private garage within the block; residents parking in grounds to front, not allocated.

LEASE & MAINTENANCE
LEASE - 999 years from 25/3/1964
MAINTENANCE - approx £204 monthly. This charge covers building insurance, weekly cleaning of communal areas, gardener, property maintenance, and emergency call-outs.
GROUND RENT - Nil

COUNCIL TAX
London Borough of Bromley - Band D

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