



Flat 5 13 Homefield Road

Bromley, BR1 3AJ

£600,000 Share of Freehold EPC: C

 **Maguire Baylis**



Maguire Baylis are delighted to offer for sale this stunning top floor conversion apartment, beautifully finished to a high standard throughout and forming part of an attractive, well-kept private residence of just five flats.

The property occupies the entire top floor of the building, providing a wonderful sense of space and privacy, and further benefits from sole use of the 500 sq ft loft storage space above. Internally, the accommodation is impressive and versatile, featuring a grand split-level entrance hallway with glass balustrade staircase, an elegant living room with bay window, and a stylish fully fitted kitchen complete with a central breakfast bar unit, ideal for both everyday living and entertaining.

There are three well-proportioned bedrooms, two of which are complemented by en-suite bathrooms, with the third adjacent to the main bathroom. This apartment would be particularly well suited to families, sharers or those seeking flexible accommodation.

Externally, there is use of a shared section of garden along with residents' parking, while the property itself is set within a sought after and quiet residential road.

The location is excellent, offering easy access to local transport links and within comfortable walking distance of Bromley town centre, with its wide range of shops, bars and restaurants, including The Glades.

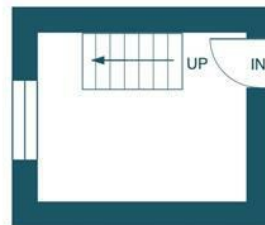
A rare and outstanding apartment offering space, quality and a highly convenient setting.

- STUNNING 1600 SQ FT TOP FLOOR CONVERSION
- BEAUTIFULLY FINISHED TO A HIGH STANDARD THROUGHOUT
- THREE DOUBLE BEDROOMS ** THREE WELL APPOINTED BATHROOMS
- GRAND SPLIT LEVEL ENTRANCE HALLWAY
- LARGE LIVING ROOM WITH BAY WINDOW
- FULLY FITTED KITCHEN WITH CENTRAL UNIT/BREAKFAST BAR
- WELL KEPT PRIVATE RESIDENCE OF JUST FIVE FLATS
- SHARED SECTION OF GARDEN & AMPLE RESIDENTS PARKING
- WELL SITUATED & QUIET RESIDENTIAL ROAD
- CLOSE TO TRANSPORT LINKS & TOWN CENTRE



Homefield Road, BR1

Approximate Gross Internal Area:
1570 sq ft / 145.9 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. By www.Prime Square Photography.com / Copyright 2026



Second Floor

COMMUNAL HALLWAY

Recently refurbished entrance lobby with intercom handset. Original front entrance doors. Stairs to first floor.

ENTRANCE

The property is accessed from the communal hallway on the first floor and features the original double height turning staircase to the top floor with glass balustrading. Double glazed window to rear.

HALLWAY

22'8 x 12'5 (overall) (6.91m x 3.78m (overall))

An impressive and welcoming hallway featuring Amtico herringbone flooring; access to loft storage space (the loft runs the full length of the flat, is accessed by a fitted loft ladder, is fully insulated and boarded for usable storage).

LOUNGE

21'6 x 14'5 (max) (6.55m x 4.39m (max))

Double glazed bay window to front; door leading to internal staircase providing access to and from driveway (used as a fire escape and shared with one other flat).

KITCHEN

14'2 x 13'1 (overall) (4.32m x 3.99m (overall))

Double glazed window to front. Kitchen fitted with modern and comprehensively appointed units with black granite worktops and central return breakfast bar housing hob. Featuring soft closing cupboards and drawers, a pull-out larder, high-end appliances comprising of oven, induction hob, microwave, wine chiller, dishwasher, boiling water tap and US style fridge/freezer (to remain). Tiled flooring with underfloor heating. Ceiling mounted remote-controlled extractor fan with lighting.

BEDROOM 1

14'1 x 13'7 (4.29m x 4.14m)

Double glazed window to rear; fitted range of wardrobes & bedroom units; door to:

EN SUITE

8'10 x 6'9 (2.69m x 2.06m)

Double glazed window to side; modern and luxuriously appointed suite comprising walk-in shower featuring digital shower; fitted wash basin/vanity storage; WC; underfloor heating; heated towel rail.

BEDROOM 2

15'2 x 12'6 (4.62m x 3.81m)

Double glazed window to rear; fitted wardrobes with hidden sliding door to en-suite.

EN SUITE 2

Double glazed window to rear; modern suite comprising shower enclosure featuring digital shower unit; fitted wash basin/vanity; WC; underfloor heating plus heated towel rail.

BEDROOM 3

10'3 x 9'4 (3.12m x 2.84m)

Double glazed window to front.

FAMILY BATHROOM

8'7 x 6'10 (2.62m x 2.08m)

Featuring a modern and well-appointed suite comprising bath, wash basin/vanity storage; WC; underfloor heating; heated towel rail. Door to:

UTILITY

A useful utility/storage cupboard with fitted worktop and space/plumbing for washing machine.

SHARED GARDEN

Section of garden to rear shared with flat 3. Currently not used but offers a great opportunity for a new owner to create an outdoor space.

PARKING

Ample residents parking within the grounds. Not allocated.

LEASE & MAINTENANCE

LEASE - Shared freehold with a lease of 997 years remaining.

SERVICE CHARGES - Currently £200 per month to include buildings insurance and regular maintenance and contribution to the sinking fund.

GROUND RENT - n/a

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///placed.firmly.legs



Shortlands
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.