69 Shortlands Road

Shortlands, Bromley, BR2 0JJ

£550,000 Leasehold EPC: E

Maguire Baylis

MAGUIRE BAYLIS ARE DELIGHTED TO OFFER FOR SALE THIS TRULY IMPRESSIVE TOP FLOOR CONVERSION FLAT OCCUPYING THE ENTIRE UPPER LEVEL OF A SUBSTANTIAL DETACHED PERIOD RESIDENCE, UNDERSTOOD TO HAVE BEEN CONSTRUCTED CIRCA 1850.

Offering generous accommodation extending to over 1,350 sq ft, this attractive property provides a superb sense of space and character throughout — featuring high ceilings, original windows, and a open fireplace within the main reception room.

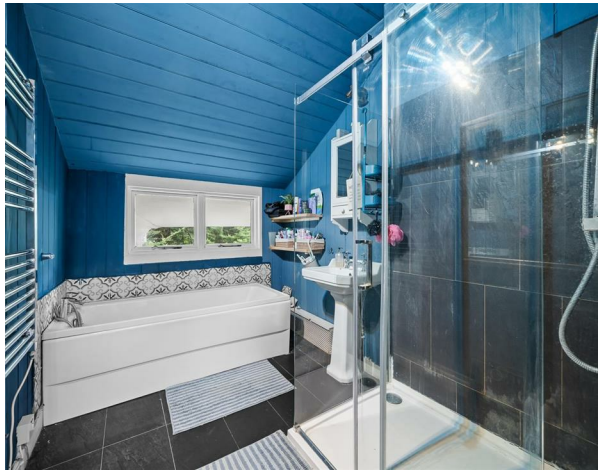
The accommodation comprises a bright and welcoming entrance hallway, a large living room, and a spacious kitchen/diner ideal for family use or entertaining. There are three double bedrooms, plus a family bathroom with both bath and separate shower cubicle.

Externally, the flat enjoys a private section of garden to the rear, providing a pleasant outdoor retreat.

The location is equally convenient — just around half a mile from Shortlands station (with direct services to London Victoria and Blackfriars) and local village shops, while also being within easy reach of both Bromley and Beckenham town centres.

Offered for sale chain free, this unique property combines the generous proportions of a period home with the practical benefits of a well-connected location.

- IMPRESSIVE TOP FLOOR CONVERSION FLAT
- ACCOMMODATION OF OVER 1350 SQ FT
- THREE GOOD SIZE BEDROOMS
- LARGE LIVING ROOM WITH FIREPLACE
- SPACIOUS KITCHEN/DINER
- BATHROOM WITH BATH & SEPARATE SHOWER CUBICLE
- BRIGHT & SPACIOUS ENTRANCE HALLWAY
- PRIVATE SECTION OF GARDEN AT REAR
- EASY REACH SHORTLANDS STATION & LOCAL SHOPS
- CHAIN FREE SALE



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Approximate Gross Internal Area = 1359 sq ft / 126.3 sq m

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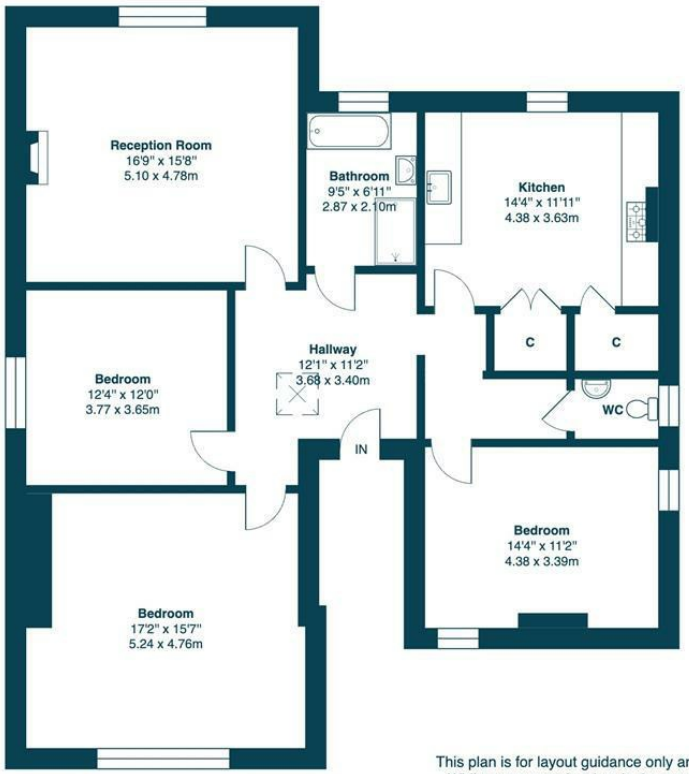
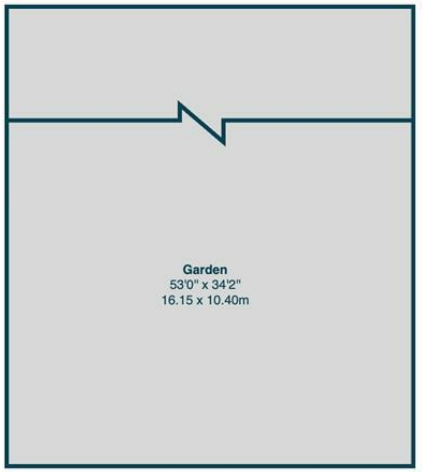


Second Floor



Ground 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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ENTRANCE
The property is approached via a staircase to the left hand side of the building with stairs to second floor.

HALLWAY
11'1 x 10'3 (widening to 12'9) (3.38m x 3.12m (widening to 3.89m))
A spacious and welcoming entrance featuring double glazed skylight roof window; wood flooring.

LOUNGE
16'8 x 15'9 (5.08m x 4.80m)
Original feature arched window to front; period open fireplace with tiled insets; exposed original floor boards; skirting radiators.

KITCHEN
14'4 x 12' (4.37m x 3.66m)
Casement window to front; fitted range of units with solid wood worktops to two walls; inset Butler sink unit; wood effect flooring; large 'utility' cupboard with space for washing machine and dryer and also housing the gas boiler (boiler installed new 2025)skirting radiators.

BEDROOM 1
17'2 x 15'7 (5.23m x 4.75m)
Casement window to rear; skirting radiators.

BEDROOM 2
14'4 x 11'1 (4.37m x 3.38m)
Casement windows to side and rear; skirting radiators.

BEDROOM 3
12'5 x 12' (3.78m x 3.66m)
Casement windows to side; skirting radiator.

BATHROOM
9'4 x 6'10 (2.84m x 2.08m)
Casement window to front; suite comprising bath; separate shower cubicle; pedestal wash basin; heated towel rail; tiled flooring.

SEPARATE WC
Window to side; WC; fitted wash basin.

PRIVATE GARDEN
approx 50' x 30' (approx 15.24m x 9.14m)
Private section of garden to rear, laid to lawn with seating areas. Timber shed. Hardstanding for potential parking.

BASEMENT
Residents have use of secure basement storage.

LEASE & MAINTENANCE
LEASE - We are advised that the vendor will put in place an extended lease of approx. 138 years upon completion.
SERVICE CHARGE - Shared as and when required
GROUND RENT - tba

PARKING
On street. There is a hardstanding in the section of garden which could be adapted for off street parking or potential construction of a garage.

LOCATION
What3words: ///deflection.topped.monks

COUNCIL TAX
London Borough of Bromley - Band E

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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.