



40 Meadow Road

Shortlands, Shortlands, BR2 0DX

**£425,000 Share of Freehold EPC: Band D**

 Maguire Baylis



Maguire Baylis are delighted to present to the market this charming ground floor Victorian maisonette, forming part of an unusual and attractive purpose-built development dating from the Victorian era, comprising just four individual properties.

This beautifully presented property benefits from its own private front entrance, adding to the independent 'house-like' feel that makes these homes so sought after. Internally, the accommodation flows particularly well, centred around a bright and sociable open plan living room / kitchen, fitted with modern Shaker-style units, ample work surfaces and a useful breakfast bar — perfect for both everyday living and entertaining.

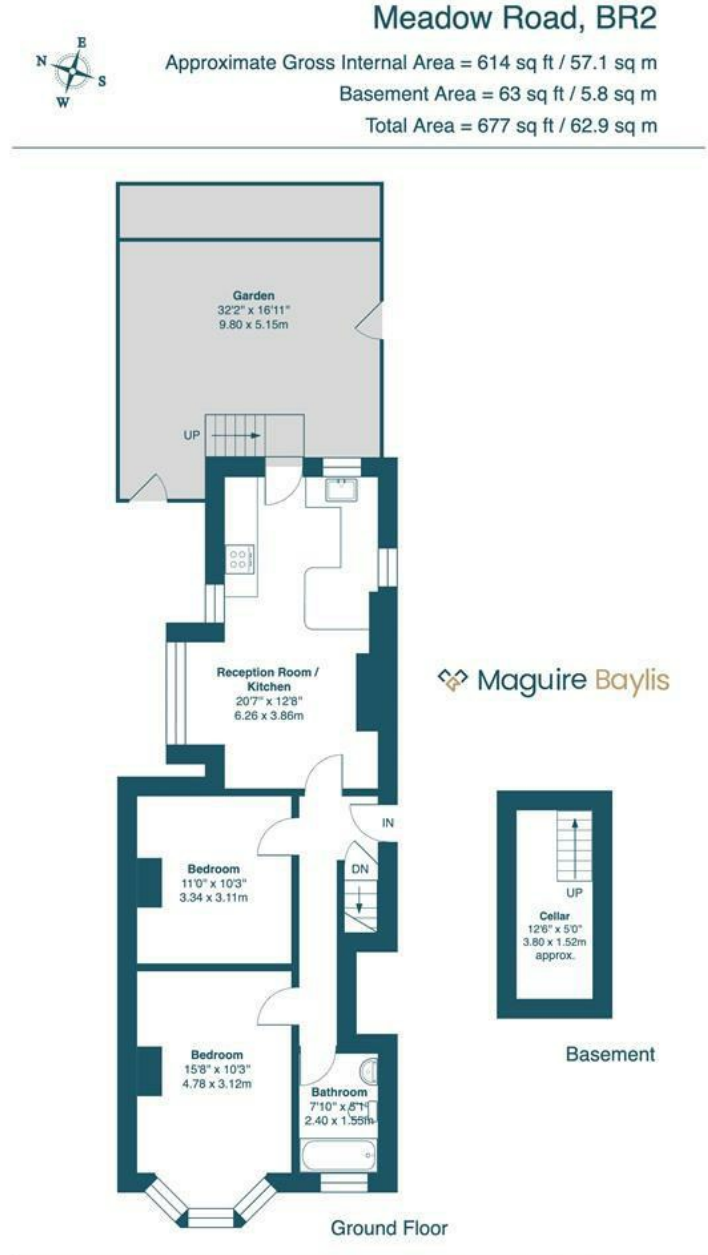
There are two good size double bedrooms, together with a stylish contemporary bathroom featuring a shower over the bath. The property has been tastefully maintained throughout, creating a ready-to-move-into home that combines period character with modern convenience.

A particular feature is the direct access to the secure and attractive rear garden, offering an excellent outdoor space to relax or entertain — a rarity for apartments so close to the station.

The location is superb, set on a highly popular and convenient no-through road, just yards from local shops and Shortlands Station, providing fast and regular services into Central London. The open spaces and leisure facilities of Beckenham Place Park are also within easy walking distance, further adding to the lifestyle appeal of this lovely home.

- GROUND FLOOR VICTORIAN MAISONETTE
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING ROOM / KITCHEN
- KITCHEN WITH MODERN SHAKER STYLE UNITS & BREAKFAST BAR
- BEAUTIFULLY PRESENTED THROUGHOUT
- DIRECT ACCESS TO SECURE & ATTRACTIVE REAR GARDEN
- STYLISH BATHROOM WITH SHOWER OVER BATH
- HIGHLY POPULAR & CONVENIENT ROAD
- JUST 'YARDS' FROM LOCAL SHOPS & SHORTLANDS STATION





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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### HALLWAY

Double glazed front door; door to cellar (cellar providing useful storage, space for freezer/washing machine etc)

### LIVING ROOM

Double glazed bay window to side; wood effect flooring; fitted shelving; open plan to:

### KITCHEN

Double glazed door to garden at rear; windows to rear and side. Fitted with a range of modern Shaker style units with wooden worktops and breakfast bar.

### BEDROOM 1

Double glazed bay window to front with fitted shutters.

### BEDROOM 2

Double glazed window to rear; original feature fireplace.

### BATHROOM

Double glazed window to front; fitted with a modern, stylishly appointed suite featuring bath with built-in shower over.

### GARDEN

An attractive and well kept garden to the rear with a central area of artificial lawn surrounded by mature trees and shrubs. Access gate to side.

### PARKING

On street. Parking permits required between 12 - 2pm, Monday to Saturday. These can be obtained at a cost of £80 per vehicle/per year.



### LEASE & MAINTENANCE

LEASE - Share of freehold with a lease of 978 years  
SERVICE CHARGE - Shared four ways as & when. Residents run it themselves so minimal costs. Buildings insurance contribution circa £350 pa  
GROUND RENT - N/A

### COUNCIL TAX

London Borough of Bromley - Band B

### LOCATION

What3words: ///among.vows.gained

### VENDORS COMMENTS

What do we love about the property.  
The garden is a peaceful oasis and gets the sun in the morning until early afternoon and then again late evening. From April - September I take my coffee in the morning in the garden and bask in a few rays before work. You can also sit at the breakfast bar and look out the window to your right and watch the parakeets feed in the garden next door. The sun then hits the main bedroom in the afternoon and lights up the bedroom through the shutters. It's a beautiful place to read, nap or just chill out. Everyone on the road is super friendly and we regularly help each other out through messages on the road whatsapp group.

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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.