



Maguire
Baylis
020 8464 9952
FOR SALE

90 Glanville Road

Bromley, BR2 9LW

£400,000 Leasehold EPC: Band D

 **Maguire Baylis**



Maguire Baylis are pleased to offer to the market this extended and modernised two bedroom ground floor maisonette is situated on a popular residential road, conveniently located within half a mile of Bromley South Station, offering fast and regular services to London Victoria.

The property is also within easy reach of the High Street, which provides an abundance of shops, restaurants, and amenities, including The Glades Shopping Centre.

The accommodation has been tastefully refurbished and comprises an entrance hall with a storage cupboard which has plumbing for a washing machine and tumble dryer, an extended lounge with doors opening out on to the private south west facing garden, a fitted kitchen, two bedrooms both of which have built in wardrobes, and a modern bathroom. Additional benefits include gas central heating and double glazing throughout.

Externally, the property boasts an impressive 122-foot private rear garden, featuring both patio and lawn areas, along with a garden shed.

Further benefits include a long lease and there is also a paved private driveway to the front.

- GROUND FLOOR MAISONETTE
- MODERNISED THROUGHOUT
- STUNNING PRIVATE SOUTH WEST FACING GARDEN
- TWO DOUBLE BEDROOMS BOTH WITH BUILT IN WARDROBES
- MODERN BATHROOM
- WALKING DISTANCE TO BROMLEY SOUTH STATION
- EXTENDED LOUNGE WITH DOORS LEADING TO THE GARDEN
- CLOSE TO POPULAR SCHOOLS
- PAVED DRIVEWAY
- LONG LEASE



Glanville Road, BR2

Approximate Gross Internal Area = 570 sq ft / 53.0 sq m



Ground 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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RECEPTION ROOM

Extended, recently decorated, double glazed sliding doors to garden.

KITCHEN

Double glazed window to rear, range of wall and base units, boiler.

BATHROOM

Frosted double glazed window to side, fully tiled, bath with shower over, heated towel rail, w.c and wash hand basin.

MASTER BEDROOM

Double glazed bay window to front, built in wardrobes.

BEDROOM TWO

Double glazed window to front, built in wardrobes.

GARDEN

122ft south west facing private garden, patio and lawn area, shed, side access.

PARKING

Paved off street parking to the front.

LEASE DETAILS

Lease Term 999 years from 29 September 1937, lease Term

Remaining 911 years.

Zero ground rent

Zero service charges

COUNCIL TAX BAND

London borough of Bromley council tax band - C

LOCATION

<https://w3w.co/mimic.fetch.price>

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

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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.