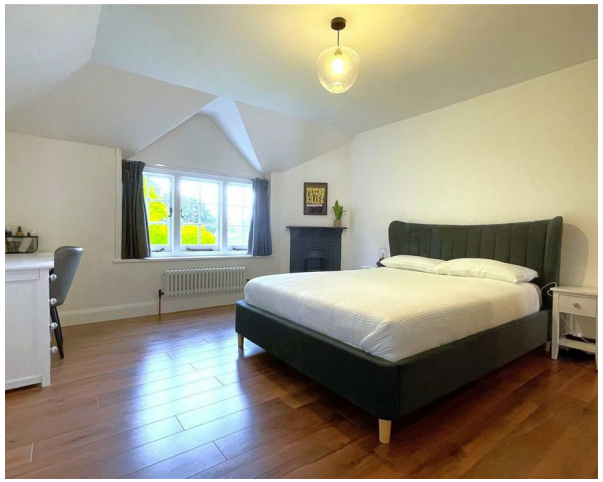
Flat 3 25 Highland Road

Bromley, BR1 4AA

£375,000 Leasehold EPC: E

Maguire Baylis



Guide Price: £375,000 - £400,000. A unique two bedroom Victorian conversion apartment providing spacious accommodation split over two floors and occupying the entire top floor and part of the first floor of this charming detached residence.

Located within a popular and convenient residential area, the flat enjoys an attractive outlook - beyond the surrounding trees there are delightful distant views. Bromley town centre is within easy reach and nearby stations include Shortlands, Ravensbourne and Bromley North.

The property is accessed via its own front door which is located at the top of a covered external staircase shared by just one other property. Internally, the flat comprises a large fitted kitchen, spacious reception room with feature fireplace and delightful bay window, large master bedroom with eaves storage, bathroom and separate WC, plus a good sized second bedroom. All top floor rooms are accessed via a generous centrally located 12' x 6' landing. There are also additional hallway storage cupboards.

Outside, there are communal gardens for use by the residents and, to the front, is a private garage and driveway.

An impressive property which we would recommend viewing to be fully appreciated.

- IMPRESSIVE TOP FLOOR CONVERSION FLAT
- TWO BEDROOMS - BOTH WITH BUILT-IN STORAGE
- BAY FRONTED LOUNGE WITH FIREPLACE
- FITTED KITCHEN WITH BREAKFAST BAR
- MODERN AND WELL APPOINTED BATHROOM
- SEPARATE WC ** USEFUL STORAGE
- SPACIOUS SPLIT-LEVEL ACCOMMODATION
- GARAGE & PRIVATE DRIVEWAY FOR OFF STREET PARKING
- ATTRACTIVE COMMUNAL GARDEN
- GREAT LOCATION - EASY REACH TOWN CENTRE/TRANSPORT LINKS

Total area: approx. 81.0 sq. metres (872.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.
Plan produced using The Mobile Agent.

FRONT ENTRANCE
Covered external staircase providing access to:

FIRST FLOOR ENTRANCE LOBBY
Hardwood front door, window to side, radiator, wood effect flooring. Stairs to:

UPPER LANDING
Multi-paned window to side, wooden effect flooring, useful built-in storage cupboard, access to loft space. Doors to bathroom and separate WC.

TOP FLOOR HALLWAY
12' x 6' (3.66m x 1.83m)
Sloping ceilings, wood effect flooring, period style radiator.

LOUNGE
14'2 x 12'8 (4.32m x 3.86m)
Multi paned bay window to front, feature exposed brick fireplace and corner chimney with hearth and wooden mantle, wood effect flooring.

KITCHEN
14'6 x 6'2
Multi paned window to front, fitted with a range of white wall and base units with worktops to two walls, fitted breakfast bar, stainless steel sink unit, tiled flooring, part tiled walls, radiator, wall mounted gas boiler, fitted gas hob with extractor hood over, electric oven, spaces for washing machine and fridge/freezer.

BEDROOM 1
14'4 x 13'4 (4.37m x 4.06m)
Multi paned window to rear, period style radiator, wood effect flooring, feature period style radiator, feature cast iron period fireplace, deep built-in eves storage cupboard.

BEDROOM 2
11'10 (max) x 8' (3.61m (max) x 2.44m)
Multi paned window to front, period style radiator, large built-in wardrobe, wood effect flooring.

BATHROOM
A modern and well appointed bathroom featuring panelled bath with built-in shower over and glass shower screen; fitted wash basin with vanity storage under; period style radiator with integrated towel rail; tiled walls and flooring; window to rear.

SEPARATE WC
Multi-paned window to side, WC, part tiled walls, wood effect flooring.

COMMUNAL GARDEN
Delightful communal garden to the front of the property, laid to lawn and surrounded with mature plants providing seclusion.

GARAGE/PARKING
Single private garage to front, driveway in front of garage providing off street parking.

LEASE & MAINTENANCE
LEASE - Approx 87 years remaining. Extended lease to 999 years and share of freehold will be granted on completion.
MAINTENANCE - Shared, as & when required.
GROUND RENT - £300 pa

COUNCIL TAX
London Borough of Bromley - Band D

Maguire Baylis
Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com

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