



Flat 1 7 Highland Road

Bromley, BR1 4AA

**£325,000 Share of Freehold EPC: D**

 **Maguire Baylis**



Guide Price: £335,000 - £350,000. This charming ground-floor conversion flat, offered with a share of the freehold, combines period elegance with modern convenience.

The property features a spacious lounge with a beautiful feature fireplace, a large 18' double bedroom, and a well-equipped kitchen and bathroom.

High ceilings and tasteful, neutral decor add to the sense of space and light throughout. The property also benefits from direct access to a generous, well-maintained shared garden, perfect for outdoor relaxation.

Set on a quiet residential road, it is conveniently located within walking distance of Bromley town centre and easy reach of stations and Bromley North & Shortlands, making it ideal for commuters.

For recreation, Bromley boasts some wonderful parks and green spaces, notably Beckenham Place Park is within easy reach by foot offering long country walks, an outdoor swimming lake, cafes plus community events at The Mansion.

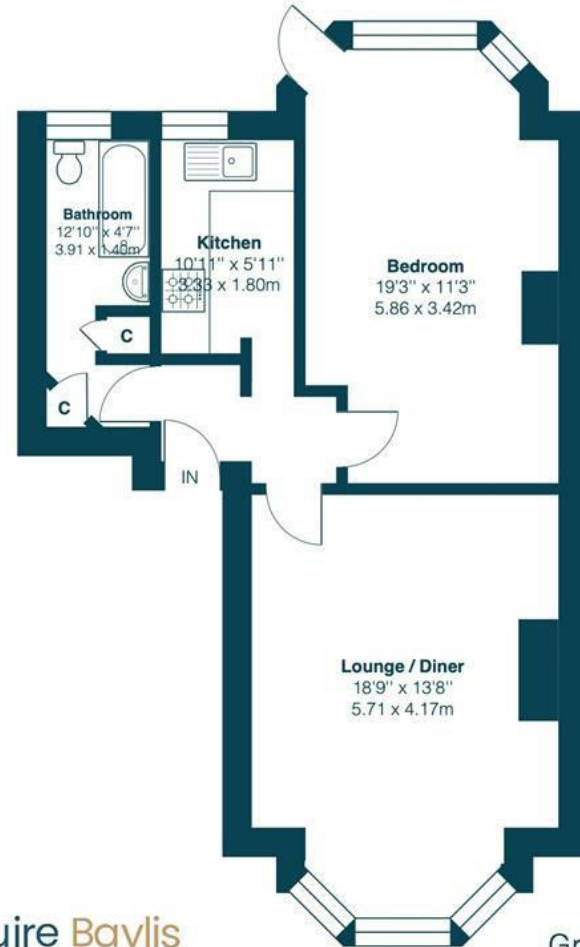
- SPACIOUS GROUND FLOOR CONVERSION
- MUCH CHARACTER WITH 10' HIGH CEILINGS
- LOVELY 18' BEDROOM
- IMPRESSIVE LIVING ROOM WITH FEATURE FIREPLACE
- FITTED KITCHEN WITH BUILT IN OVEN & HOB
- BATHROOM WITH SHOWER OVER THE BATH
- DIRECT ACCESS TO LARGE COMMUNAL GARDEN
- POPULAR & CONVENIENT LOCATION
- EASY WALK TO TOWN CENTRE & TRANSPORT LINKS





# Highland Road, BR1

Approximate Gross Internal Area = 607 sq ft / 56.4 sq m



 Maguire Baylis

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.  
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## COMMUNAL HALLWAY

### ENTRANCE HALL

Exposed floor boards; radiator.

### LOUNGE

18' (into bay) x 13'8 (5.49m (into bay) x 4.17m)

Double glazed bay window to front; feature original moulded coved ceiling and ceiling rose; feature fireplace with tiled inset & hearth; radiator; exposed floor boards.

### KITCHEN

9'6 x 5'10 (2.90m x 1.78m)

Double glazed window to rear; fitted with a range of base units with solid wood worktops and inset sink; built-in gas hob and electric oven; integrated fridge; space for washing machine; exposed floor boards; cupboard housing Potterton gas boiler (boiler serviced annually).

### BEDROOM

18'6 x 11'2 (5.64m x 3.40m)

Double glazed bay window to rear with door leading to rear garden; exposed floor boards; two radiators.

### BATHROOM

Double glazed window to rear; suite comprising bath with electric shower over; pedestal wash basin; WC; radiator; cupboard housing hot water tank; additional storage cupboard; exposed floor boards.

### COMMUNAL GARDEN

The property enjoys direct access to the large communal garden and patio to the rear. The current owners use the garden regularly and have a table and chairs to the rear.

## LEASE & MAINTENANCE

LEASE - Share of freehold with a lease of 163 years remaining.

MAINTENANCE - £1600 pa to include buildings insurance, gardening and communal hallway cleaning.

## PARKING

On street.

## COUNCIL TAX

London Borough of Bromley - Band C

## LOCATION

What3words: ///plan.loft.help



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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.