Flat 3, 114 London Road

Bromley, BR1 3RL

£250,000 Leasehold - Share of Freehold EPC: D

Maguire Baylis

Maguire Baylis are pleased to offer for sale this stylishly presented first floor conversion flat, ideally positioned within easy reach of transport links and Bromley town centre.

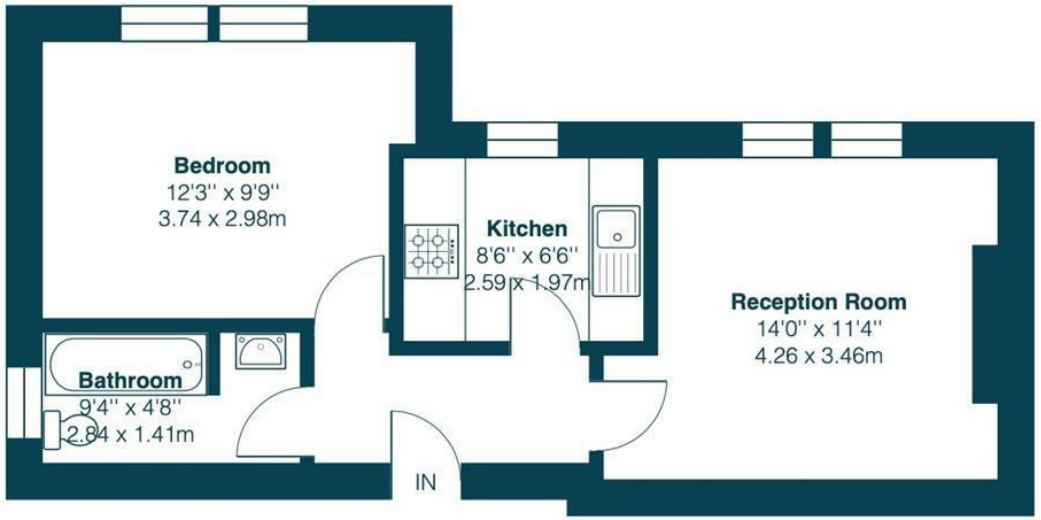
This attractive one double bedroom property offers well-proportioned accommodation, including a spacious living room and a modern fitted kitchen complete with built-in oven and hob. The bathroom is smartly finished with a shower over the bath.

Further benefits include access to a communal rear garden, a long lease with shared freehold, and no onward chain – making this an appealing option for first-time buyers or investors alike.

- STYLISHLY APPOINTED FIRST FLOOR CONVERSION FLAT
- ONE DOUBLE BEDROOM
- SPACIOUS LIVING ROOM
- MODERN FITTED KITCHEN WITH BUILT IN OVEN & HOB
- WELL APPOINTED BATHROOM - SHOWER OVER THE BATH
- COMMUNAL GARDEN TO REAR
- CONVENIENT LOCATION ** EASY REACH TRANSPORT LINKS
- WALK TO TOWN CENTRE
- LONG LEASE & SHARED FREEHOLD
- CHAIN FREE SALE

London Road, BR1

Approximate Gross Internal Area = 428 sq ft / 39.7 sq m



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First 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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COMMUNAL HALL
Stairs to first floor.

HALLWAY
Wood flooring; door entry handset.

LOUNGE
13'11 (max) x 11'4 (4.24m (max) x 3.45m)
Two large sash windows to front; radiator; wood flooring.

KITCHEN
8'5 x 6'5 (2.57m x 1.96m)
Double glazed sash window to front; fitted with a good range of modern white gloss wall and base units with wood effect worktops to two walls; inset stainless steel sink unit; stainless steel gas hob, electric oven and extractor hood; washing machine and fridge to remain; tiled flooring; part tiled walls; wall mounted gas combi boiler.

BEDROOM
13'3 x 9'10 (4.04m x 3.00m)
Two sash windows to front; radiator.

BATHROOM
Window to side; modern suite comprising bath with built-in shower over and fitted folding glass shower screen; fitted wash basin with vanity storage under; WC; heated towel rail; part tiled walls; tiled flooring.

COMMUNAL GARDEN
Communal garden to rear, approached to the side of the building.

LEASE & MAINTENANCE
LEASE - Share of freehold with a lease of approx 981 years
SERVICE CHARGE - approx £1000 pa
GROUND RENT - nil

COUNCIL TAX
London Borough of Bromley - Band C

LOCATION
What3words: ///engage.chill.clown

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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.