



Upper Flat, 36 Palace Grove

Bromley, Kent BR1 3HB

A light and airy 3 double bedroom first and second floor period apartment



Upper Flat 36, Palace Grove

Guide Price £525,000

SHARE OF FREEHOLD

A superbly presented, light and airy, 3 double bedrooms first and second floor period apartment located in the heart of Bromley within easy access of the Glades shopping complex and train services with fast connections to London.

To the rear there is a stunning 22'6" kitchen/diner with breakfasting bar and direct access to your own private 55ft rear garden.

There is also a 18'10" sitting room to the front with two large windows and original fireplace, together with a third double bedroom/study and separate guest w.c.. which completes the first floor.

Upstairs to the second floor there is a lovely white 4 piece bathroom suite, with new shower, and two further double bedrooms again with feature original fireplaces. The property also benefits from new double glazing.

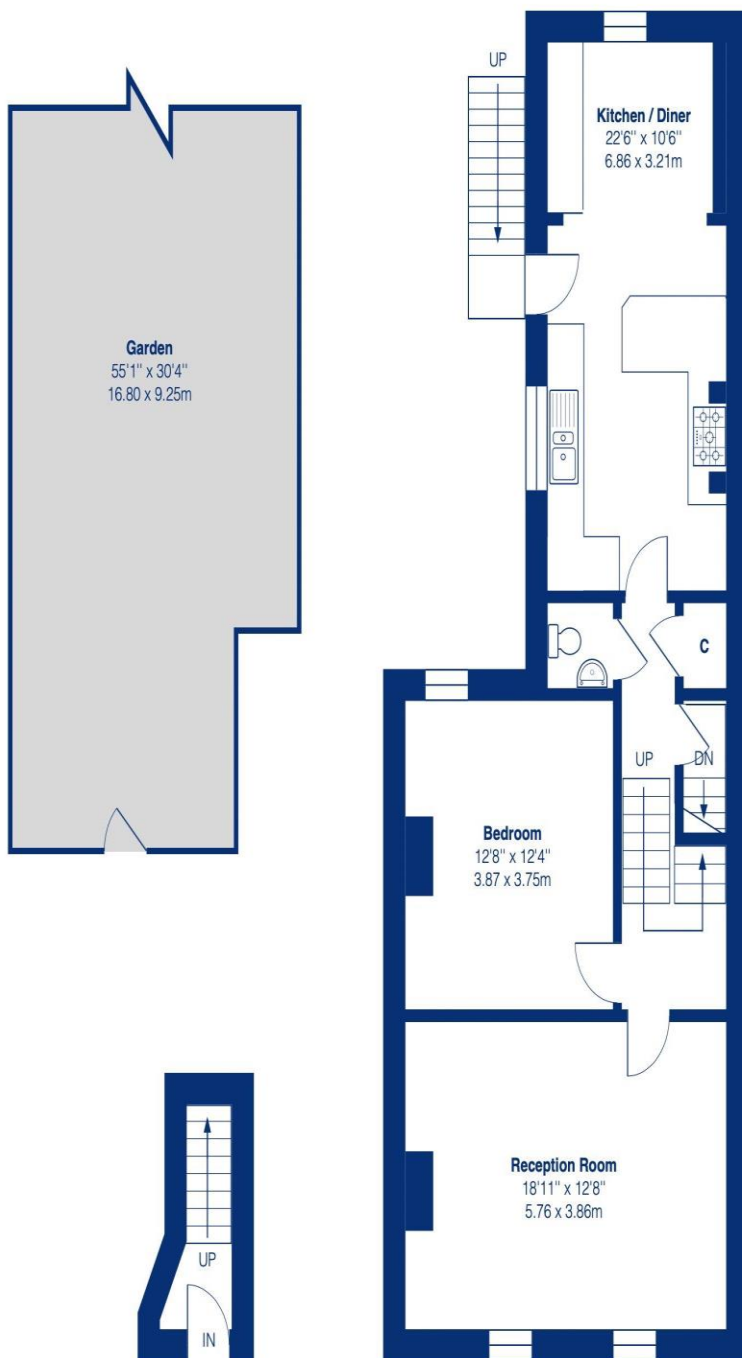
Breaside, Ashcroft, St. Josephs and Scotts Park Schools are also close by.

Maintenance: Ad hoc. No Ground rent: Building Insurance: approximately £523 pa.
Share Of Freehold (lease 135 years +) EPC: D Council Tax: D

- 3 Double bedrooms
- 22'6 Kitchen/diner
- 4 Piece bathroom suite
- Second guest cloakroom
- Neutral decor throughout
- Own Private 55ft garden
- Many period fireplaces
- Approximately 1,300 sq ft
- Close to stations
- Few Minutes walk Bromley High Street







Palace Grove, BR1

Approximate Gross Internal Area =
1294 sq ft / 120.2 sq m



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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Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



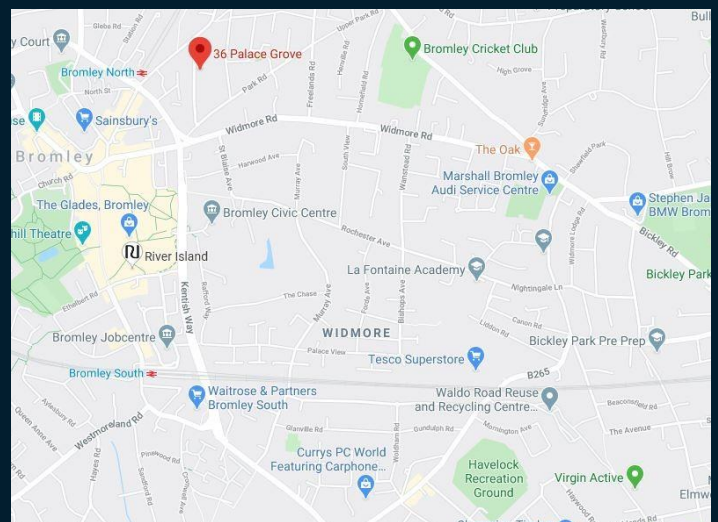
Additional Information

Council Tax Band: D

Location: BROMLEY

Viewing: Via Browne Estates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	69
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		



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