



OFFERS OVER

**£535,000**

**Palace Road**

Bromley, BR1 3JU



## PROPERTY SUMMARY

Sindair Hammelton are proud to present this charming three bedroom terraced house, built in 2019. This stylish three bedroom terraced house is set in the heart of Bromley Old Town, just a short walk from Bromley High Street and its shops, bars and restaurants. Excellent transport links are close by, with Bromley North station around 0.1 miles away and Bromley South approximately 0.7 miles away, offering fast connections into Central London and beyond. The ground floor features an inviting entrance hallway leading into a contemporary open-plan kitchen, dining and living area - a bright, sociable space ideal for everyday family life. This level also includes a useful guest WC and built-in storage under the stairs. On the first floor there are two well-proportioned bedrooms, one benefiting from its own en-suite shower room. The top floor offers a spacious third bedroom with additional built-in storage and a modern family bathroom, providing a flexible layout for families, guests or home working. Outside, the property enjoys off-street parking, an EV charging point, a bike store and a private rear garden, creating valuable outdoor space for relaxing or hosting friends in the warmer months. With its energy-efficient construction (EPC B), modern finish and highly convenient location for transport, shops, parks and schools, this well-presented home will appeal to both families and professionals looking to make the most of Bromley living.

EPC: B

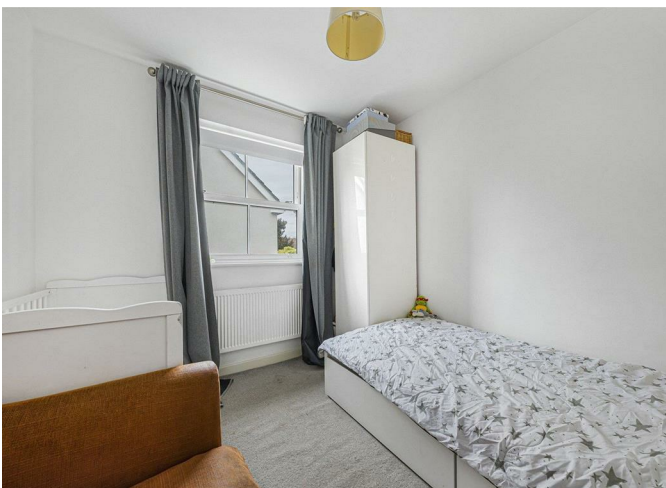
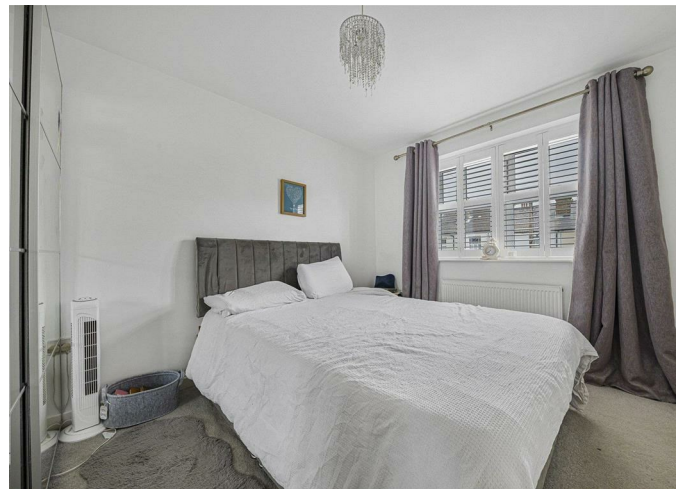
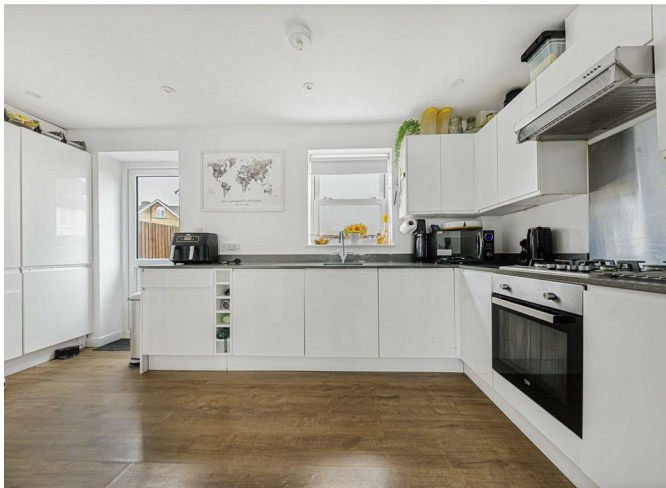
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2



1





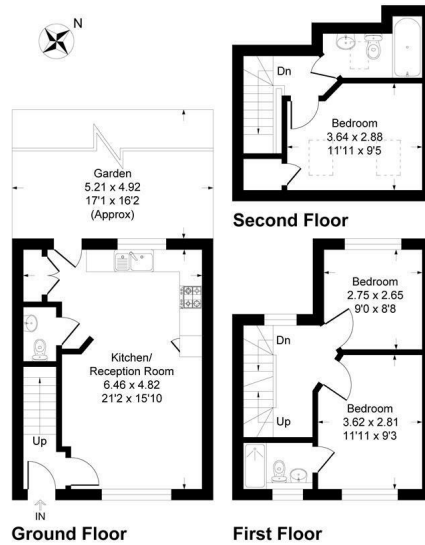




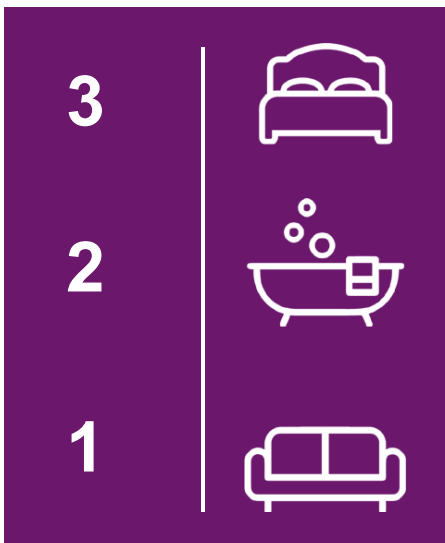


## Palace Road, BR1

Approximate Gross Internal Area 77.2 sq m / 832 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Produced By Planpix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

**EPC RATING: B COUNCIL TAX BAND: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair  Hammelton

### OFFICE ADDRESS

23 High Street  
Bromley  
Kent  
BR1 1LG

### OFFICE DETAILS

0208 464 5566  
info@sinclairhammelton.co.uk