



30a Bromley Avenue  
Shortlands, Bromley, BR1 4BQ  
**£750,000 Leasehold EPC: E**

 **Maguire Baylis**





**NEW INSTRUCTION!** Further Photos and Floor Plan To Follow.  
Maguire Baylis are delighted to present quite possibly one of the most impressive Victorian conversion apartments in the Shortlands area, offering vast accommodation over three floors of this imposing period residence, located within a first class residential road.

This glorious property is accessed by a private front door leading into an entrance hallway featuring the original turning staircase up to the first floor hallway. In this generous space the current owner has created a 'room within a room' with a sound-proof music/recording studio. To the first floor is a stunning main reception room with feature fireplace; modern and well appointed kitchen; separate dining room; three large bedrooms; plus family bath/wet room along with separate WC.

The top floor provides a luxurious master suite comprising the principle bedroom, a superb 17' fitted dressing room featuring large roof lantern, plus modern shower room/wc. Outside, there is a delightful private garden to the rear, accessed via a gate to the side of the property.

Bromley Avenue forms part of a highly regarded and convenient residential area. It is just minutes walk from Ravensbourne station along with Beckenham Place Park which offers country walks almost on the doorstep and, for the more adventurous, the popular outdoor swimming lake. Shortlands station and local shops are also within reach on foot and both Bromley and Beckenham town centres are also easily accessible.

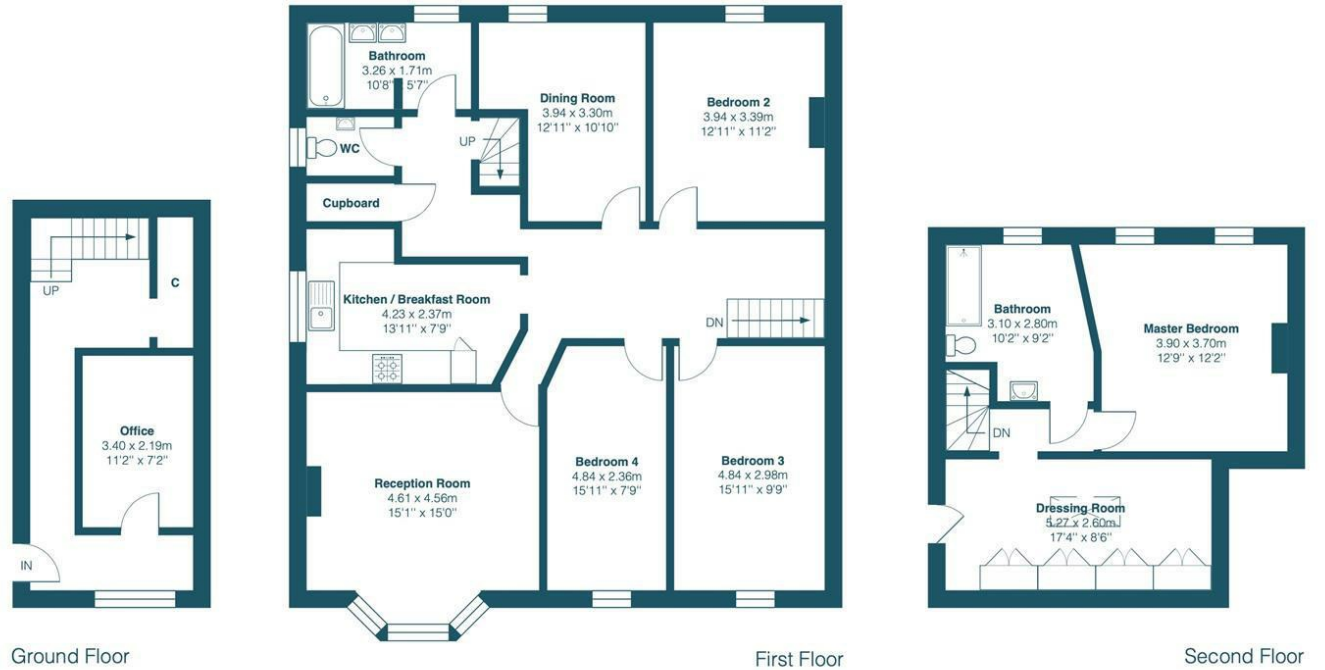
A rare home, set within a sought after location - highly recommended and offered to the market with no onward chain.

- STUNNING SPLIT-LEVEL CONVERSION IN FIRST CLASS ROAD
- VAST LIVING SPACE OVER THREE FLOORS
- PRIVATE FRONT DOOR TO GROUND FLOOR
- FLEXIBLE FOUR BED/THREE RECEPTION ROOM ACCOMMODATION
- SUPERB MAIN LIVING ROOM WITH LOVELY BAY WINDOW
- MODERN FITTED KITCHEN WITH APPLIANCES
- TWO LARGE BATH/SHOWER ROOMS
- TOP FLOOR MASTER SUITE WITH 17' DRESSING ROOM
- DELIGHTFUL PRIVATE REAR GARDEN
- CHAIN FREE SALE \*\* EPC BAND - E





Bromley Avenue BR1 Total Area: 183.0 m<sup>2</sup>... 1969 ft<sup>2</sup>



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.



### ENTRANCE PORCH

Private front door to:

### GROUND FLOOR ENTRANCE LOBBY

Two double glazed windows to front; radiator; original ceiling cornice; useful understairs storage cupboard; original turning staircase to first floor.

### GROUND FLOOR GAMES/MUSIC ROOM

11'3 x 6'3 (3.43m x 1.91m)

A room within a room! Constructed for the owners personal requirements as a sound-proofed recording studio. This room could be removed to open up the hallway, or used as a games room or home cinema room.

### FIRST FLOOR LANDING

17'3 x 8'5 (inc staircase) (5.26m x 2.57m (inc staircase))

Original floor boards; large built-in storage cupboard housing gas combi boiler (boiler installed new Nov 2022); two radiators; stairs to top floor.

### LIVING ROOM

17'2 x 15'1 (5.23m x 4.60m)

An impressive reception room with a huge bay window to front allowing light to flood in; feature cast iron fireplace with tiled hearth; two fitted storage units with shelving within recesses; original floor boards.

### DINING ROOM

13' x 10'10 (max) (3.96m x 3.30m (max))

Sash window to rear; radiator; built-in storage cupboard.

### KITCHEN

16' x 10' (max overall) (4.88m x 3.05m (max overall))

Double glazed window to side; fitted with a modern range of attractive Shaker style wall and base units with Quartz worktops to three walls; inset sink unit; integrated Neff washing machine & dishwasher; electric cooker with induction hob; space for fridge/freezer.

### BEDROOM 2

15'11 x 9'9 (4.85m x 2.97m )

Casement window to front; radiator.

### BEDROOM 3

13' x 11'1 (3.96m x 3.38m)

Sash window to rear; radiator; coved ceiling.

### BEDROOM 4/STUDY

15'7 x 8'2 (4.75m x 2.49m)

Window to front; radiator; coved ceiling.

### BATH/WET ROOM

A spacious bathroom featuring a large double glazed window to the rear; modern and well appointed suite comprising panelled bath; two fitted wash basins; open wet area with built-in shower; three quarter tiled walls and tiled flooring; heated towel rail.

### SEPARATE WC

Double glazed window to side; modern suite with WC and fitted wash basin; heated towel rail; tiled flooring and part tiled walls.

### TOP FLOOR LANDING

Intercom handset.

### BEDROOM 1

12'10 x 12'1 (overall) (3.91m x 3.68m (overall))

Sash window to rear plus feature circular window; radiator; hatch providing access to roof.

### DRESSING ROOM

17'3 x 8'6 (5.26m x 2.59m)

A spacious dressing room featuring a stunning double glazed roof lantern allowing light to flood in; full range of fitted wardrobes and open shelving to one wall; radiator; door providing access to loft storage space (loft mainly boarded for storage and providing scope for conversion).

### SHOWER ROOM

10' x 8'6 (max overall) (3.05m x 2.59m (max overall))

A large and well appointed shower room featuring a sash window to the rear; modern over-sized shower cubicle; WC; inset wash basin with vanity storage under; heated towel rail.

### GARDEN

approx 40' x 35' (approx 12.19m x 10.67m)

Attractive private garden to the rear, approached via a locked gate to the side of the building. The delightful garden is neatly laid out with a main area of central lawn; well stocked beds and borders, along with gravel pathways.

To the front there is a small area of garden allocated. We believe this could be adapted for use as off street parking, subject to the necessary consents and approval.

### PARKING

On street. Unrestricted.

### LEASE & MAINTENANCE

LEASE - 931 years remaining. The freehold is retained by the neighbour in the ground floor flat.

MAINTENANCE - As & when required. There are no shared, communal areas.

GROUND RENT - Peppercorn.

### COUNCIL TAX

London Borough of Bromley - Band D



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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.