



Flat 3 45 Shortlands Road  
Shortlands, Bromley, BR2 0JJ  
**£325,000 Leasehold EPC: C**

 **Maguire Baylis**



Maguire Baylis are pleased to present this super three bedroom apartment occupying the entire top floor of this attractive Victorian residence ideally located within walking distance of Shortlands village with the main line station and surrounding local shops.

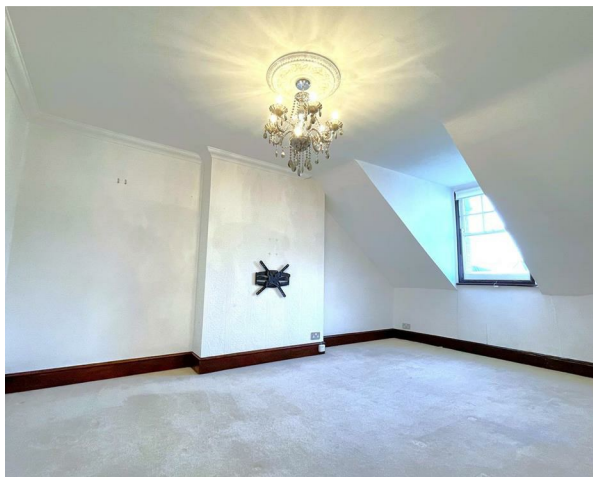
This delightful property, which is beautifully presented throughout, provides spacious accommodation which comprises an impressive entrance hallway, generous living room, fully fitted kitchen and well appointed bathroom with a Victorian style roll top bath.

Two of the bedrooms are large double rooms, whilst the third is a good sized single room which would also work well as an office or dressing room depending on an owners requirements.

Additional benefits include off street parking within the gravelled frontage, a lease of approx 100 years, and use of the loft storage space.

The property also provides access to the two nearby town centres at Bromley and Beckenham, both of which can be reached on foot. Beckenham boasts a popular range of restaurants, bars and boutique shops. Bromley features the large Intu Shopping centre with a huge array of retail facilities.

- SUPERB TOP FLOOR CONVERSION
- SPACIOUS THREE BEDROOM ACCOMMODATION
- LARGE LIVING ROOM
- FITTED KITCHEN
- WELCOMING ENTRANCE HALLWAY
- RESIDENTS OFF STREET PARKING
- GREAT LOCATION - EASY ACCESS BROMLEY & BECKENHAM
- WALK TO SHORTLANDS STATION & LOCAL SHOPS
- CHAIN FREE SALE
- EPC - BAND C





APPROX. GROSS INTERNAL FLOOR AREA 1066 SQ FT 99 SQ METRES



THIRD FLOOR

### **COMMUNAL HALLWAY**

Stairs to top floor.

### **ENTRANCE HALLWAY**

10'6 x 10'2 overall (3.20m x 3.10m overall)

An impressive split level entrance hallway with sash window to the side, wood flooring, access to loft (via loft ladder, loft partly boarded).

### **LOUNGE**

17'9 x 12'10 (5.41m x 3.91m)

Sash window to front, radiator, coved cornicing and ceiling rose.

### **KITCHEN**

9'7 x 8'10 (2.92m x 2.69m)

Large sash window to rear, fitted with a comprehensive range of wood effect wall and base units, fitted worktops to three walls, inset stainless steel sink unit, built-in electric oven and hob with extractor hood, integrated fridge/freezer and washing machine, space and plumbing for dishwasher, tiled flooring, wall mounted gas combi boiler, LED spot lighting, built in wine rack.

### **BEDROOM 1**

17'5 x 13'4 (5.31m x 4.06m)

Sash window to rear, radiator, coved cornice and ceiling rose.

### **BEDROOM 2**

13'1 x 13'5 (3.99m x 4.09m )

Three feature sash windows to front, radiator, coved cornice and ceiling rose.

### **BEDROOM 3**

13'6 x 5'9 (4.11m x 1.75m)

Double glazed window to front, coved cornice, radiator.

### **BATHROOM**

A well appointed bathroom with a period style suite. Comprising a Victorian style roll top bath with built-in shower over, pedestal wash basin, WC, two heated towel rails/radiators, wood flooring, original feature fireplace, part tiled and part panelled walls. Double glazed window to rear.

### **PARKING**

Residents off street parking to front within gravelled frontage.

### **LEASE & MAINTENANCE**

LEASE - 125 years from 1998. Approximately 100 Years remaining.

MAINTENANCE - Approximately £2000 pa.

GROUND RENT - Currently £600 pa.

### **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.