



52D High Street
Bromley, BR1 1EG

£500,000 Leasehold EPC: D

 Maguire Baylis



Maguire Baylis are delighted to present to the market this stunning top floor apartment forming part of an exclusive central High Street block of just four units that were created in 2020 from a former furniture workshop.

This impressive property provides bright and spacious accommodation with a large, open plan feel, tall ceilings, plus a high-end finish throughout.

Approached via a spacious entrance hall at the front, a wide staircase leads to the top floor where the owners enjoy a private landing of their own. Internally, a superb 19' x 20' open plan living room features a stylishly appointed fully integrated kitchen with central island unit and breakfast bar. There is also a useful utility/storage cupboard with space for the washing machine.

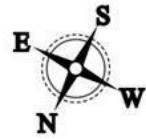
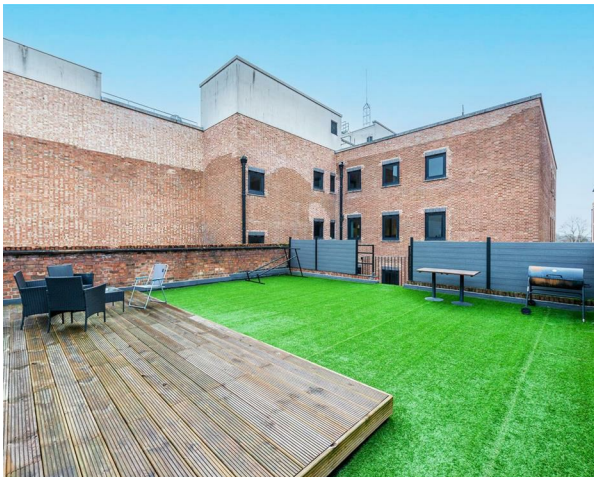
Moving through the property, the front provides two equally sized double bedrooms - the master benefitting from a range of fitted wardrobes plus a luxuriously appointed en-suite shower room. There also a further shower room, finished to the same high standards.

A particular feature of the property is the large south facing roof terrace to the rear. Shared with just one other property, this provides a quiet space to entertain outdoors.

Set within the main High Street amongst boutique shops, cafes and gyms, and located within very close to Bromley South station with fast and direct links to central London. There are also several lovely local parks close by providing residents an ideal mix of accessibility, tranquillity and convenience.



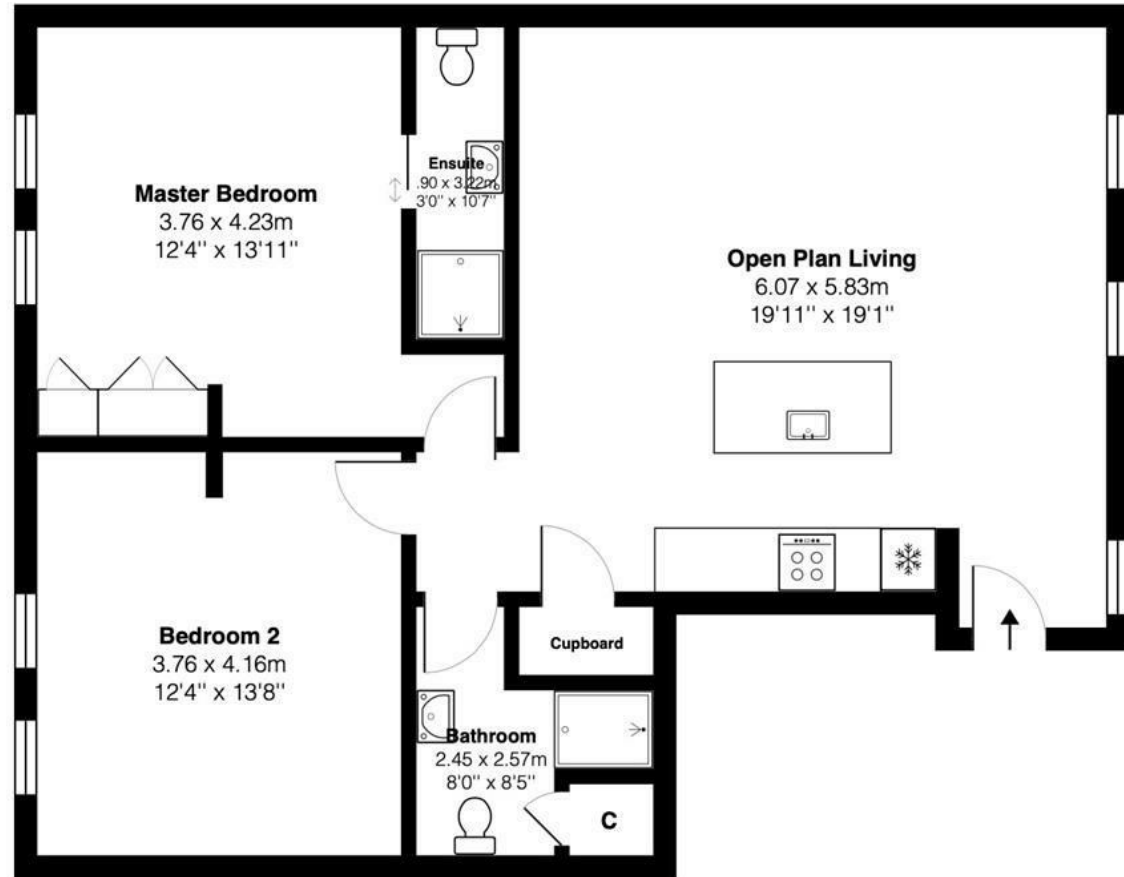
- FANTASTIC TOP FLOOR APARTMENT
- CENTRAL HIGH STREET LOCATION - JUST YARDS FROM BROMLEY SOUTH
- TWO EQUAL SIZE DOUBLE BEDROOMS
- SUPERB OPEN PLAN LIVING AREA
- STYLISH FULLY INTEGRATED KITCHEN WITH ISLAND UNIT
- TWO LUXURIOUS SHOWER ROOMS
- USE OF LARGE SOUTH FACING TERRACE
- CONSTRUCTED 2020 - BALANCE OF WARRANTY
- CHAIN FREE SALE
- EPC - BAND D



High Street

Total Area: 82.3 m² ... 886 ft²

All measurements are approximate and for display purposes only



COMMUNAL HALL

Stairs to top floor.

ENTRANCE LOBBY

Double glazed window to rear; panel for video entry system. Open to:

LIVING ROOM/KITCHEN

20' x 18'10 (overall) (6.10m x 5.74m (overall))

An impressive open plan space with plenty of room for living, dining and the superb fitted kitchen with central island unit/breakfast bar. Two triple glazed windows to rear; electric radiator; wood effect flooring.

Kitchen area: Fitted with a comprehensive range of stylish grey contemporary wall and base units with worktop to one wall. Central island unit with inset sink and breakfast bar. Range of Siemens integrated appliances comprising electric oven & hob with extractor hood; dishwasher; fridge/freezer. Useful built-in utility/larder cupboard with shelving, fitted worktop, plus space/plumbing for washing machine.

BEDROOM 1

13' x 12'6 (overall) (3.96m x 3.81m (overall))

Two triple glazed windows to front with fitted black out blinds; electric radiator; wood effect flooring; fitted range of wardrobes; door to:

EN SUITE SHOWER

A luxuriously appointed suite comprising built-in shower cubicle with rain shower head plus separate shower hose; fitted wash basin/vanity storage under; concealed cistern WC; fully tiled walls and flooring; underfloor heating; heated towel rail.

BEDROOM 2

13' x 12'3 (3.96m x 3.73m)

Two triple glazed windows to front with fitted black out blinds; electric radiator; wood effect flooring.

SHOWER ROOM

A luxuriously appointed suite comprising over-sized built-in shower cubicle with rain shower head plus separate shower hose; fitted wash basin/vanity storage under; concealed cistern WC; fully tiled walls and flooring; underfloor heating; heated towel rail. Built-in storage cupboard housing pressurised hot water cylinder.

ROOF TERRACE

29' x 26'9 (8.84m x 8.15m)

A fantastic space providing a quiet, sunny place for outdoor entertaining. An attractive mix of artificial grass and decking.

COMMUNAL FACILITIES

Useful residents lock-up bike store on ground floor. There is also space to the rear of the ground floor for pushchairs/buggies etc.

LEASE & MAINTENANCE

LEASE - 122 years remaining.

MAINTENANCE - Currently £3000 pa. We are advised by the vendors this is due to the residents building up a reserve fund. This is expected to be reduced after the fund has reached a sufficient level. For 2022 - 2023, the maintenance charges were £1000 pa.

GROUND RENT - n/a

COUNCIL TAX

London Borough of Bromley - Band C



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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.