



34C Westmoreland Road

Bromley, BR2 0QL

£1,350 Per Month EPC: D

 Maguire Baylis



Maguire Baylis are delighted to present to the market to let this super one bedroom first floor conversion flat, centrally located just minutes walk from Bromley South station, providing fast and frequent services direct to London, plus all the surrounding High Street facilities.

The property, which is offered unfurnished and available from mid July, provides bright and spacious accommodation, with high ceilings throughout, and comprises: good size living room, fitted kitchen, large bedroom, plus bathroom featuring bath with built-in shower over.

Outside, the property provides off street parking for residents to use.

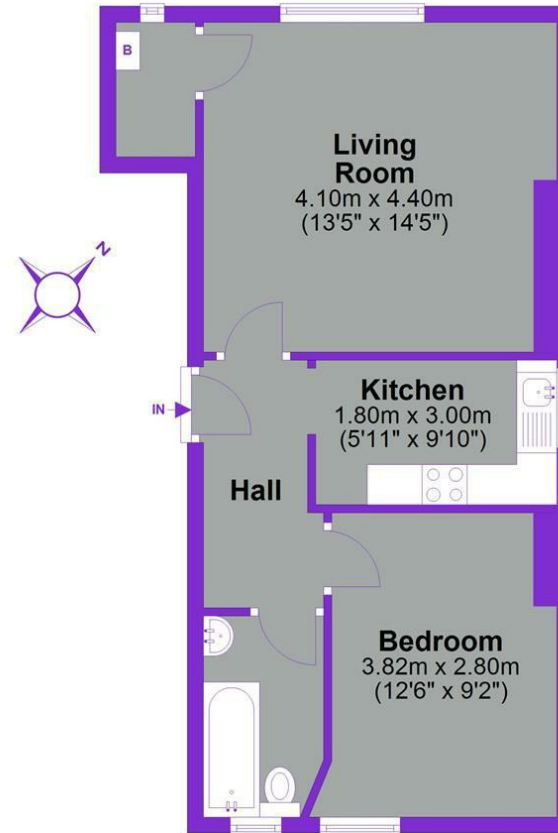
- SPACIOUS FIRST FLOOR CONVERSION FLAT
- ONE DOUBLE BEDROOMS
- GOOD SIZE LIVING ROOM
- FITTED KITCHEN WITH APPLIANCES
- BATHROOM WITH BATH & SHOWER OVER
- HIGH CEILINGS THROUGHOUT
- FANTASTIC CENTRAL LOCATION - CLOSE TO BROMLEY SOUTH STATION
- OFF STREET PARKING
- AVAILABLE MID JULY \*\* UNFURNISHED
- EPC - BAND D





## First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



Total area: approx. 45.3 sq. metres (487.8 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

## COMMUNAL HALLWAY

Stairs to first floor.

## HALLWAY

Radiator.

## LOUNGE

14'4 x 13'7 (4.37m x 4.14m)

Double glazed window to rear; picture rails; radiator; useful storage cupboard housing gas boiler.

## KITCHEN

10' x 5'7 (3.05m x 1.70m)

Double glazed window to side; fitted with a range of wood effect wall and base units with worktops to two walls; inset stainless steel sink; stainless steel gas hob with extractor hood over; electric oven; washing machine & Fridge/freezer.

## BEDROOM

12'3 x 8'11 (3.73m x 2.72m)

Double glazed window to front; picture rails; radiator.

## BATHROOM

Double glazed window to front; suite comprising panelled bath with built-in shower over; wash basin with storage under; WC; radiator; tiled walls; wood effect flooring.

## PARKING

Residents parking to front.

## COUNCIL TAX

London Boroughs 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.