



19b Shortlands Grove

Shortlands, Shortlands, BR2 0LS

£600,000 Share of Freehold EPC: E

 Maguire Baylis



Guide Price: £600,000 - £625,000. Maguire Baylis are delighted to present to the market this simply stunning top floor conversion flat, with large private roof terrace, forming part of an imposing Victorian residence which is located within a desirable residential area providing easy access to Shortlands station and local shops, the nearby town centres at both Bromley and Beckenham are also within easy reach.

This impressive property, which is stylishly presented throughout whilst retaining much character, provides spacious three double bedroom accommodation over the entire top floor and is approached via a private staircase to the side of the building.

Internally, the accommodation comprises a large and welcoming entrance hallway with skylight roof window, a stunning 22'6 living room with access to the large south facing roof terrace, a good size kitchen with a stylish range of units and appliances included. The spacious bathroom provides a luxuriously appointed suite including a feature Victorian style roll top bath and separate shower cubicle. All three bedrooms are great size double rooms, whilst the large master bedroom provides a useful range of fitted wardrobes and a lovely feature fireplace.

This is an unique and highly impressive property - an internal viewing is strongly recommended.

- STUNNING TOP FLOOR CONVERSION
- THREE LARGE DOUBLE BEDROOMS
- SOUTH FACING PRIVATE ROOF TERRACE
- IMPRESSIVE LOUNGE/DINER
- MODERN KITCHEN ** OFF STREET PARKING
- LARGE BATHROOM WITH STYLISHLY APPOINTED SUITE
- PRIVATE ENTRANCE & STAIRCASE
- SUPER LOCATION - CLOSE TO STATION & LOCAL SHOPS
- EASY REACH BOTH BECKENHAM & BROMLEY
- CHAIN FREE SALE ** EPC BAND E



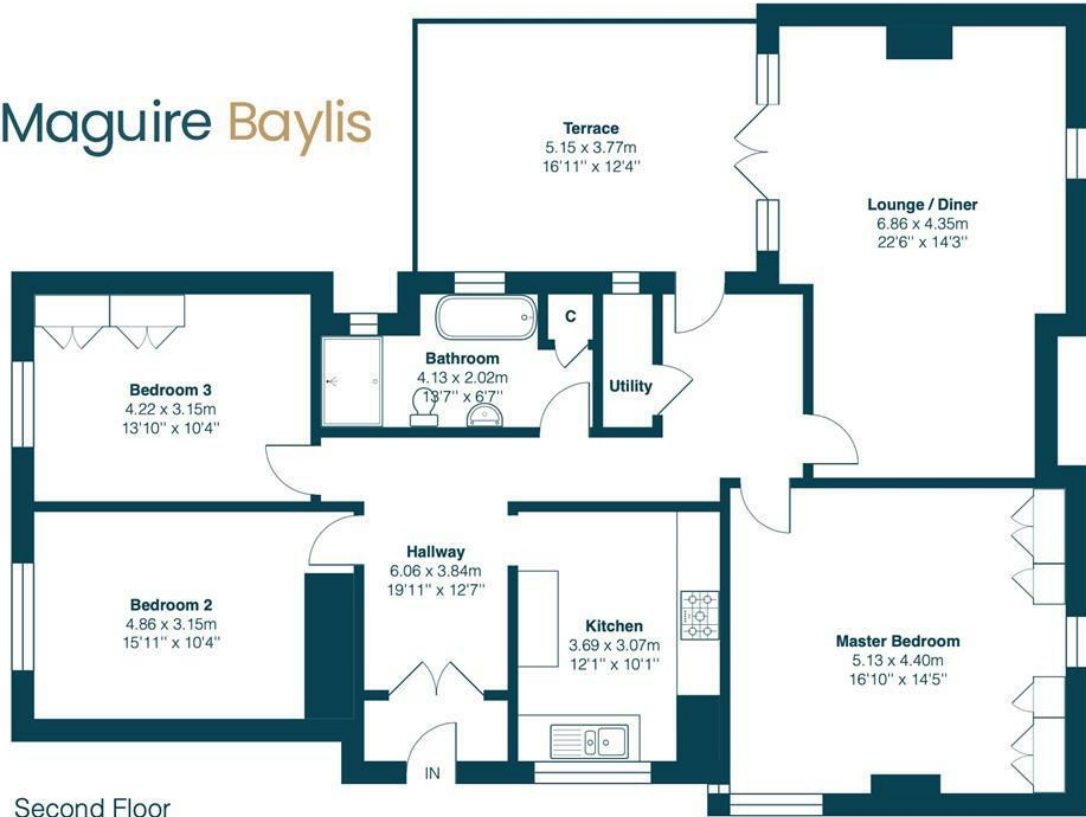


Shrortlands Grove BR2



Total Area: 126.0 m²... 1357 ft²

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Second Floor

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

The property is approached via a secure staircase to the side of the building. Within the staircase lobby and landing areas there is storage space and built-in storage cupboards.

ENTRANCE VESTIBULE

Part double glazed front door; part glazed double door leading to:

ENTRANCE HALLWAY

12'7 x 6'8 (3.84m x 2.03m)

A welcoming entrance featuring a skylight roof window allowing light to flood in; radiator with fitted cover; corridor leading to:

LOBBY/HALL

10'3 x 7' (3.12m x 2.13m)

A delightful area which would be a great space to use as a home office; glazed door leading to the roof terrace; radiator with fitted cover; useful built-in utility cupboard with window to side, housing gas boiler (boiler new 2024) and with space/plumbing for washing machine.

LOUNGE/DINING ROOM

22'6 x 14' (max) (6.86m x 4.27m (max))

Featuring double glazed French door to the roof terrace; double glazed window to front; feature period fireplace; two radiators with fitted covers.

ROOF TERRACE

16' x 12'5 (4.88m x 3.78m)

An impressive, south facing terrace providing much seclusion. Tiled flooring; outside water tap.

KITCHEN

Double glazed window to side; fitted with solid wood storage units and inset enamelled sink; stainless steel appliances to remain; tiled flooring and part tiled walls.

BEDROOM 1

16'10 x 14'4 (5.13m x 4.37m)

Double glazed windows to side and front; fitted with a great range of wardrobes and storage units to one wall; feature fireplace with cast iron/tiled inset; radiator with fitted cover.

BEDROOM 2

14' x 10'4 (4.27m x 3.15m)

Double glazed window to rear; radiator with fitted cover.

BDROOM 3

13'10 x 10'4 (4.22m x 3.15m)

Double glazed window to rear; radiator with fitted cover; range of fitted wardrobes.

BATHROOM

13'5 x 6'6 (4.09m x 1.98m)

A bright and spacious bathroom featuring a luxuriously appointed suite. Comprising walk-in shower cubicle with rain shower head; roll top bath; pedestal wash basin; WC; heated towel rail; tiled flooring and part tiled walls; cupboard housing hot water cylinder.

COMMUNAL GARDEN

Communal garden to rear; mainly laid to lawn.

PARKING

Allocated off street parking on gravelled driveway to front.

LEASE & MAINTENANCE

LEASE - Share of freehold with a lease of 961 years

MAINTENANCE - Currently £146.67 per month

COUNCIL TAX

London Borough of Bromley - Band E



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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.