



## 9 Hill House Mews

Bromley, BR2 0DE

**£300,000 Leasehold EPC: C**

 **Maguire Baylis**



Guide Price: £300,000 - £315,000. A fantastic top floor apartment offering spacious one bedroom accommodation and situated within an exclusive gated development, just yards from Bromley town centre.

This impressive property, which is offered to the market on a chain free basis, forms part of an imposing Victorian Mansion which was formally the Mayor of Bromley's residence. Accessed via the grand front entrance the flat enjoys the top floor all to itself and therefore benefits from use of a large landing area, with storage, outside the front door.

Internally, the accommodation comprises an entrance hallway, spacious double aspect living room, modern and stylishly appointed kitchen, large double bedroom with built-in wardrobe and modern, well appointed shower room. Further features include allocated parking and a video entry system.

Hill House Mews is ideally located being in the centre of town just 'yards' from Bromley High Street. Bromley provides a vast array of restaurants, bars and shopping facilities including The Glades retail centre. Bromley South, Bromley North and Shortlands stations are all within easy reach on foot, providing fast journeys in to several London terminals across the City and West End.

- FANTASTIC TOP FLOOR APARTMENT
- EXCLUSIVE GATED DEVELOPMENT
- HIGHLY CONVENIENT TOWN CENTRE LOCATION
- ATTRACTIVE & WELL KEPT COMMUNAL GARDENS
- PART OF ORIGINAL MANSION HOUSE
- ONE DOUBLE BEDROOM WITH BUILT-IN WARDROBE
- DOUBLE ASPECT LIVING ROOM
- MODERN AND STYLISHLY APPOINTED KITCHEN
- WELL APPOINTED SHOWER ROOM WITH BLACK FITTINGS
- SECURE ALLOCATED PARKING \*\* CHAIN FREE SALE \*\* EPC BAND C

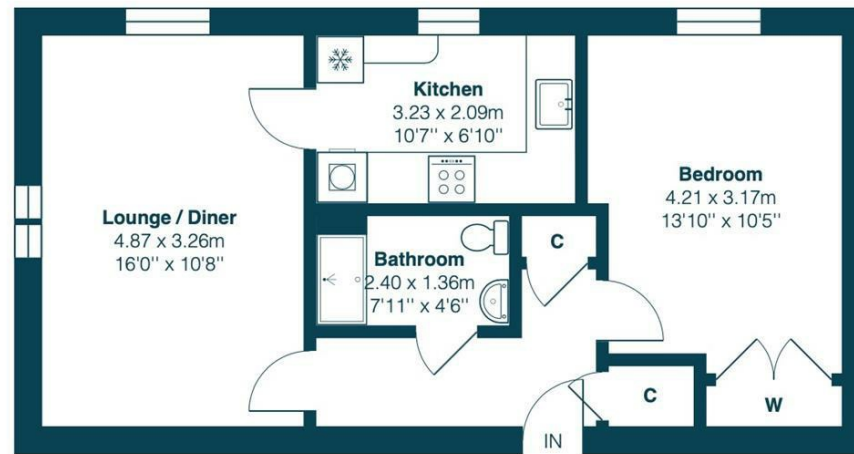




## Hill House Mews BR2



Total Area: 48.6 m<sup>2</sup>.. 523 ft<sup>2</sup>



 Maguire Baylis

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.

### COMMUNAL HALLWAY

Stairs to top floor.

### TOP FLOOR LANDING

A spacious area providing access solely to the flat. Large built-in storage cupboard, skylight roof window.

### ENTRANCE HALLWAY

Useful deep built-in storage cupboard housing boiler plus further built-in cupboard; access to loft space; radiator; video entry handset; picture rails.

### LIVING ROOM

15'7 x 10'9 (4.75m x 3.28m )

Two double glazed sash feature windows to front, further sash window to side; picture rails; wall lights; radiator, door to:

### KITCHEN

10'5 x 6'9 (3.18m x 2.06m )

Sash window to side; fitted with a range of modern and stylishly appointed grey 'polished concrete' effect base units with contrasting stainless steel fronted wall units; worktops to two walls, plus fitted breakfast bar; inset sink unit; fitted Smeg induction hob; Neff electric oven; integrated Bosch dishwasher, AEG washing machine, plus fridge freezer. Wood effect flooring.

### BEDROOM

12'10 x 10'6 (max) (3.91m x 3.20m (max) )

Window to side, radiator, coved ceiling, built-in double wardrobe.

### SHOWER ROOM

A modern and luxuriously appointed suite with stylish black fittings. Comprising full width shower enclosure with rain shower head and separate shower hose; fitted wash basin with storage under; concealed cistern WC; useful recessed shelving; fully tiled walls and flooring; heated towel rail. Wall mirror with LED lighting.

### GARDENS

Well kept private communal grounds, laid to lawn at the rear plus numerous well stocked beds.

### PARKING

Allocated parking space. No. 9.

### LEASE & MAINTENANCE

LEASE - 125 years from March 1998. Approx 99 years remaining.

SERVICE CHARGE - Currently £2970 pa including the reserve fund. For the year 2024/2025, we are advised that the service charge, and reserve fund contribution, has been increased for this year and next to cover the cost of works to bring the block in line with current fire regulations. Prior to this, the service charge was at £1710.92 including the reserve fund.

BUILDINGS INSURANCE CONTRIBUTION - Currently £501.77 pa

GROUND RENT - Currently £300 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.