



54 Mill Vale
Bromley, BR2 0EW

£1,750 Per Month **EPC: D**

 **Maguire Baylis**



Maguire Baylis are delighted to offer to let this delightful ground floor maisonette which forms part of popular and attractive cul de sac, located just opposite Martins Hill Park, and provides spacious two bedroom accommodation with private gardens to the front and rear.

The property is located in an incredibly convenient spot within a short stroll of the vibrant town centre of Bromley with shops, bars, restaurants, cinema, theatre and leisure centre and with Shortlands Village just across the park. Bromley South, Shortlands and Bromley North stations are within easy walking distance and buses run close by.

The maisonette, which is presented to a high standard throughout, provides gas central heating, double glazing and good accommodation including a lounge bay window to the front, kitchen with built-in oven and hob, two good sized bedrooms and bathroom with shower over the bath.

Outside are attractive private gardens to the front and rear, the latter offering a large paved patio terrace offering a sunny southerly aspect.

Offered unfurnished and available immediately.

- GROUND FLOOR MAISONETTE
- TWO GOOD SIZE BEDROOMS
- BRIGHT & SPACIOUS LOUNGE
- DIRECT ACCESS TO PRIVATE GARDEN
- HIGHLY CONVENIENT LOCATION - CLOSE TO TRANSPORT LINKS
- JUST MINUTES WALK TO TOWN CENTRE
- CLOSE TO MARTINS HILL & QUEENSMEAD PARK
- MODERN KITCHEN & BATHROOM
- UNFURNISHED/AVAILABLE IMMEDIATELY
- EPC - BAND D





GROSS INTERNAL AREA
55.8 Sqm / 600.7 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
55.8 Sqm / 600.7 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head.
52.1 Sqm / 560.7 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.



IPMS 3B RESIDENTIAL
57.2 Sqm / 615.5 Sqft

IPMS 3C RESIDENTIAL
53.5 Sqm / 575.6 Sqft

RPEC ID:
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ENTRANCE PORCH

Covered entrance porch to side.

HALLWAY

Part glazed original front door; deep built-in understairs storage cupboard with light; additional shelved storage cupboard; radiator with fitted cover; wood effect flooring.

LIVING ROOM

Double glazed bay window to front; feature fireplace with stone inset and hearth; radiator.

KITCHEN

Double glazed window to rear; fitted with a range of Shaker style wall and base units with worktops to two walls; inset stainless steel sink unit; stainless steel gas hob with extractor hood over; built-in electric oven; washing machine; fridge/freezer; vinyl flooring; wall mounted gas combi boiler; part tiled walls.

BEDROOM 1

Double glazed French doors to rear leading to garden; fitted with a range of wardrobes/storage to one wall; radiator.

BEDROOM 2

Double glazed window to front; radiator.

BATHROOM

Double glazed window to side; suite comprising panelled bath with mixer tap/shower attachment and fitted glass shower screen; pedestal wash basin; WC; part tiled walls; vinyl flooring; heated towel rail.

GARDENS

The property features gardens to both the front and rear. The rear offering a large paved patio providing a sunny southerly aspect. Rear and side access via gates.

PARKING

On street. residents parking permits required between the hours of 12 - 2pm Monday to Saturday. these can be obtained at a cost of £80 per vehicle/per year.

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.