



Flat 1, 35 East Street
Bromley, BR1 1QQ
£1,250 Per Month **EPC: C**

 **Maguire Baylis**



CONVENIENT LIVING IN THE HEART OF BROMLEY!

A spacious first floor flat situated in central Bromley, just yards from Bromley North station with numerous bars, restaurants and shops on the doorstep.

Internally, the flat provides a large open plan living room/fitted kitchen with appliances, double bedroom, bathroom with shower over the bath.

Both Bromley South and Bromley North stations are close by offering fast and frequent links to central London.

Available immediately, unfurnished.

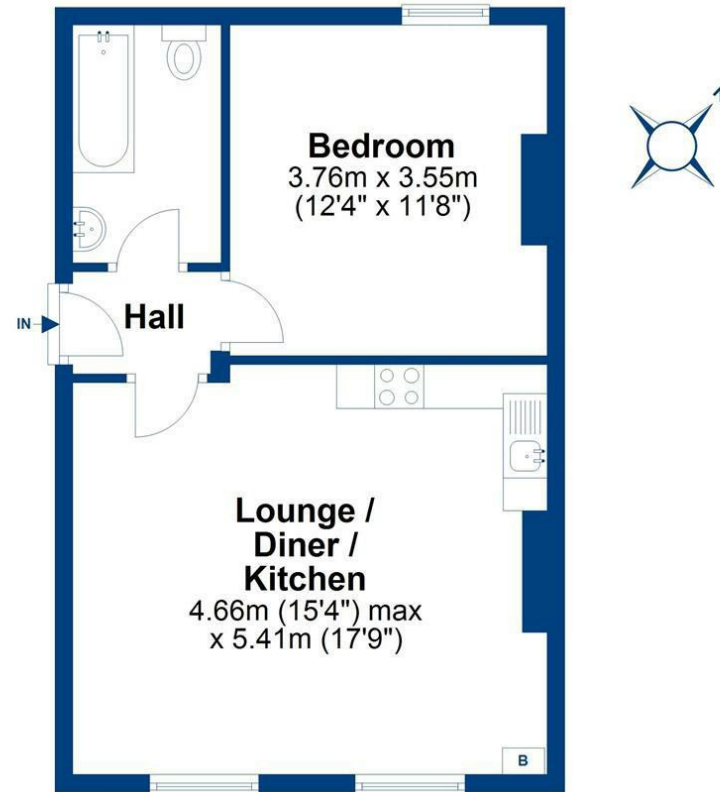
- FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM
- HIGHLY CONVENIENT LOCATION IN THE HEART OF BROMLEY
- OPEN PLAN LOUNGE WITH FITTED KITCHEN AREA
- BATHROOM WITH BATH & SHOWER OVER
- AVAILABLE IMMEDIATELY
- OFFERED UNFURNISHED
- EPC - BAND C





First Floor

Approx. 46.1 sq. metres (496.1 sq. feet)



Total area: approx. 46.1 sq. metres (496.1 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

LIVING ROOM/KITCHEN

17'8 x 15'3 (5.38m x 4.65m)

Two double glazed windows to front; two radiators; cupboard housing gas boiler.
Kitchen area with worktops to two walls with wall and base units; inset sink unit;
built-in gas hob with extractor hood; built-in oven.

BEDROOM

12'3 x 11'8 (3.73m x 3.56m)

Double glazed window to rear; radiator.

BATHROOM

Suite comprising bath with mixer tap/shower attachment over; fitted glass shower
screen; pedestal wash basin; WC; fully tiled; towel rail.

COUNCIL TAX

London Borough of Bromley – Band C



Maguire Baylis
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.