



49d Farnaby Road  
Shortlands, Bromley, BR1 4BL  
**£1,400 Per Month    EPC: D**

 **Maguire Baylis**





A super top floor one bedroom conversion apartment featuring a private south facing balcony featuring delightful views across the 8th hole of Shortlands Golf Course.

This unique property is presented to a high standard throughout and comprises a large open plan living space with lounge and dining areas and stunning fitted kitchen area with fully integrated appliances and fitted breakfast bar. The bedroom features a full width built-in wardrobe providing masses of storage and the shower room provides a modern and luxuriously appointed suite with extra large shower cubicle. Outside, there is a well kept communal garden at the rear.

Farnaby road is one of Shortlands most popular residential roads being set within a desirable area and just minutes walk from Shortlands Village (station with trains to Victoria and Blackfriars) and also easy access to Bromley town centre.

Available end of June. No pets permitted. Fully Furnished

- TOP FLOOR FURNISHED CONVERSION FLAT
- SOUTH FACING BALCONY
- SPACIOUS OPEN PLAN LIVING ROOM
- STUNNING FITTED KITCHEN
- MODERN SHOWER ROOM
- DOUBLE BEDROOM WITH LARGE WARDROBE
- GREAT LOCATION - BACKING GOLF COURSE
- EASY ACCESS TO SHORTLANDS STATION
- FURNISHED
- AVAILABLE END JUNE \*\* EPC - BAND D





Total area: approx. 45.2 sq. metres (486.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.  
Plan produced using PlanUp.

### COMMUNAL HALLWAY

Front entrance lobby. Stairs to top (first) floor.

### ENTRANCE LOBBY

Useful built-in storage cupboard; radiator; wood effect flooring.

### LIVING ROOM

20'10 x 10' (6.35m x 3.05m )

Double glazed window to side plus sliding doors leading to private balcony at the rear, wood effect flooring, three radiators, open plan to kitchen.

### BALCONY

A private decked balcony providing a sunny south facing aspect and stunning views to the rear across Shortlands Golf Course.

### KITCHEN AREA

10'9 x 8'7 (3.28m x 2.62m)

Double glazed window to rear, fitted with a comprehensive range of modern black gloss units and solid wood worktops and breakfast bar overlooking living area, integrated appliances including oven, gas hob, extractor hood, built-in microwave, dishwasher and washing machine, porcelain floor tiling, cupboard housing gas boiler.

### BEDROOM

11' (to wardrobes) x 7'9 widening to 9'1 (3.35m (to wardrobes) x 2.36m widening to 2.77m)

Three double glazed windows to front, radiator, built-in wardrobes to one wall with hanging rails and fitted shelving/storage space.

### SHOWER ROOM

Double glazed window to side, modern and well appointed suite comprising large corner shower cubicle, WC, fitted wash basin, fully tiled walls and floor, heated towel rail, extractor fan.

### COMMUNAL GARDENS

Gated communal garden at rear, mainly laid to lawn and with paved patio area.

### PARKING

On street.

### COUNCIL TAX

London Borough 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.