



ESTATE AGENT



Shroffold Road

Bromley, BR1 5JG

£250,000

Chain Free! Now available is this spacious one-bedroom first floor apartment with PRIVATE SECTION OF GARDEN.

Accommodation comprises entrance hall with storage space, double-bedroom, south-facing reception room allowing plenty of natural light, separate kitchen with further storage space, modern shower-room/WC, and small balcony overlooking resident gardens. Furthermore, the property has an extremely large private section of garden which can be seen from the balcony.

Additional benefits include a combi-boiler, double-glazing, low service charge/ground rent, and the option for furniture and white goods to remain or be removed before purchase.

The property is located on a quiet residential road and within short walking distance to Grove Park Rail Station - offering fast frequent services to London Bridge, Cannon Street, and Charing Cross Stations.

A full professional video tour can be found on our Instagram page. Why not give us a follow? @br.estateagent

Lease Term - 99 Years Remaining.
Service Charge - £980.00 Per Year.
Ground Rent - £10.00 Per Year.
EPC: C.

- One Bedroom First Floor Flat
- Large Private Section of Garden
- 99 Year Lease
- Low Service Charge and Ground Rent
- No Onward Chain
- Valid Electrical Certificate
- Combi-Boiler
- Large Separate Kitchen
- Small Balcony Overlooking Gardens

Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.



Shroffold Road, BR1

Approximate Gross Internal Area = 532 sq ft / 49.4 sq m

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Ground Floor

Garden
70'7" x 25'7"
21.50 x 7.80m
approx.

First Floor

Kitchen
13'2" x 9'1"
4.00 x 2.76m

Bathroom
5'9" x 5'11"
1.81 x 1.81m

Lounge / Diner
13'5" x 12'1"
4.09 x 3.68m

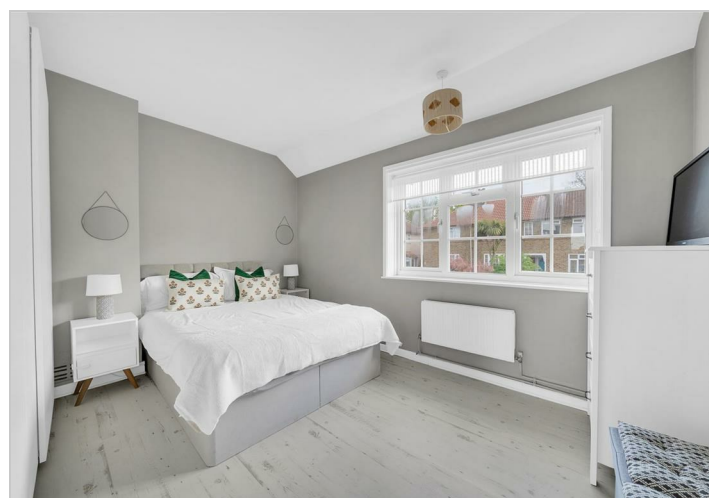
Bedroom
13'5" x 10'0"
4.10 x 3.05m

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC



107 Burnt Ash Lane, Bromley, BR1 5AB
Tel: 020 3633 8620 Email: info@br-estateagent.co.uk www.br-estateagent.co.uk