



Flat A 9 Queen Anne Avenue

Bromley, BR2 0SA

£2,000 Per Month EPC: Band C

 **Maguire Baylis**



A particularly spacious and well-presented two double bedroom first floor conversion flat, offering an impressive 1,039 sq ft of accommodation and superbly located within easy reach of Bromley South station and the extensive amenities of Bromley High Street.

Occupying the first floor of an attractive period property, this generously proportioned flat provides bright and versatile accommodation with particularly impressive room sizes throughout.

The property features a large reception room measuring approximately 17'8" x 14'1", together with two excellent double bedrooms, the largest extending to approximately 16'6" x 12'10" (currently used as the lounge in the photos). The accommodation also includes a good size fitted kitchen/breakfast room with space for dining, plus a well-appointed bathroom and separate shower room/wc.

Outside, there is a delightful and secluded south facing communal garden to the rear, plus allocated parking to the front on the driveway.

Queen Anne Avenue is ideally positioned for access to Bromley town centre, with its excellent range of shops, restaurants, cafés and leisure facilities. Bromley South station is also close at hand, providing fast and frequent services into central London.

Offered unfurnished, this impressive and unusually spacious conversion flat is available end September.

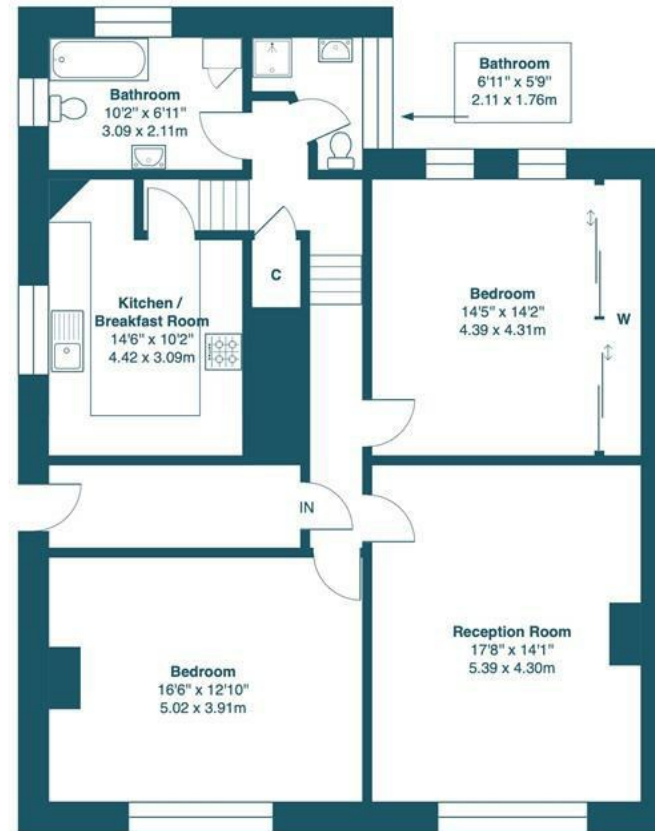
- IMPRESSIVE & SPACIOUS FIRST FLOOR CONVERSION FLAT
- OVER 1,000 SQ FT OF ACCOMMODATION
- TWO EXCELLENT DOUBLE BEDROOMS
- LARGE & BRIGHT RECEPTION ROOM
- GOOD SIZE FITTED KITCHEN/BREAKFAST ROOM
- WELL APPOINTED BATHROOM & SEPARATE SHOWER ROOM/WC
- WELL PRESENTED THROUGHOUT
- SUPERB LOCATION CLOSE TO BROMLEY SOUTH & HIGH STREET
- COMMUNAL GARDEN & PARKING SPACE TO FRONT
- UNFURNISHED - AVAILABLE END SEPTEMBER '26





Queen Anne Avenue, BR2

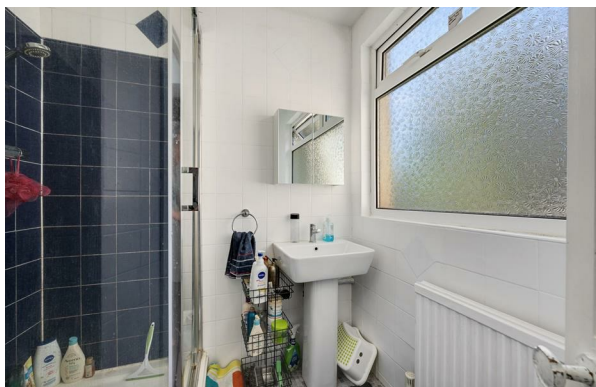
Approximate Gross Internal Area = 1039 sq ft / 96.5 sq m



First Floor

 Maguire Baylis

This floor plan was produced using RICS measurements standards 2nd edition.
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. No liability is accepted for any errors.
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COMMUNAL HALL

Approached via a staircase to the side of the property.

HALLWAY

RECEPTION ROOM

17'8 x 14'1 (5.38m x 4.29m)

Double glazed window to front; feature fireplace.

KITCHEN

14'6 x 10'2 (4.42m x 3.10m)

Double glazed window to side; range of fitted white wall and base units.

BEDROOM 1

16'6 x 12'10 (5.03m x 3.91m)

Double glazed window to front; feature fireplace.

BEDROOM 2

14'5 x 14'2 (4.39m x 4.32m)

Two double glazed windows to rear; fitted wardrobes to one wall.

BATHROOM

Double glazed windows to rear and side; three piece suite.

SHOWER ROOM

Double glazed window to side; three piece suite with fitted corner shower cubicle.

COMMUNAL GARDEN

Well kept communal garden to rear.

PARKING

Allocated space to front on the driveway.

COUNCIL TAX

London Borough of Bromley - Band D

LOCATION

What3words: ///rainy.happy.among

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
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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.