



ASKING PRICE

**£300,000**

**Great Elms Road**

Bromley, BR2 9NF

## PROPERTY SUMMARY

Rarely available is this ground floor garden flat with share of freehold situated on a desirable road just 0.6 miles from Bromley South Station. Living accommodation comprises a private entrance at the side of the property entering a spacious kitchen leading to a bright living room with decorative coving, bedroom and bathroom. This property has direct access to a secure private garden mostly laid to lawn with patio seating area.

EPC: D

Lease length: Share of freehold 102 years

Ground rent: £0

Service charge : As and When needed

COUNCIL TAX - C

Construction - Brick

Mains Services - Gas and electric

Heating System - Gas

Broadband - yes

Mobile coverage - good

Restrictive covenants – no

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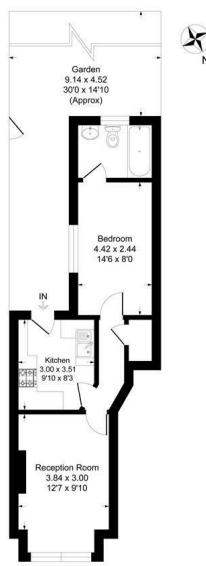
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Great Elms Road, BR2  
Approximate Gross Internal Area 40.9 sq m / 441 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are not to scale. Actual positions may differ. Please refer to the individual room dimensions, drawings and compass for layout and any detailed relevant plans.

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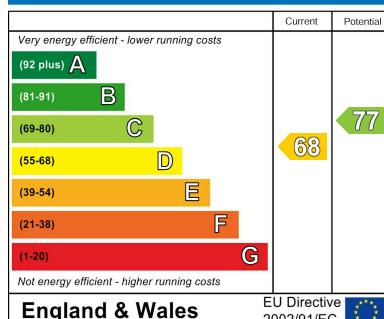
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#### Energy Efficiency Rating



**EPC RATING: D COUNCIL TAX BAND: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Sinclair  Hammelton**

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