



Broadway House

3 High Street, Bromley, BR1 1AH

A chain free 732 sq ft two double bedroom, two-bathroom, mid-floor apartment



Flat 28, Broadway House

Guide Price: £325,000 - £350,000

A chain free 732 sq ft, two double bedroom, two-bathroom, mid-floor apartment of Broadway House — a 2015 conversion of a former office block into 43 apartments on the corner of High Street and Elmfield Road, right at the core of Bromley town centre.

The open-plan kitchen, dining and living area is the heart of it, generous enough for a proper dining table and sofa, with built-in appliances already fitted. There are two bathrooms, meaning an en-suite to the principal bedroom.

With 988 years left on the lease there's no extension conversation to have, and the flat sits in council tax band D.

Location is where this one wins. Bromley South station is a 60 second walk away, with Southeastern and Thameslink services into Victoria in around 16–20 minutes and direct trains to City Thameslink in about 38. The Glades shopping centre, the pedestrianised High Street, the Churchill Theatre and Vue Cinema are all on foot, and the A21/M25 link is a short drive.

Schools locally are strong — outstanding-rated primaries within about a mile include Harris Primary Academy Shortlands, Burnt Ash Primary and St George's Bickley CofE, with St Olave's Grammar among the borough's secondaries.

Ground Rent - £450 pa Annual Service Charge - £3,068 pa Building Insurance - £1,109.37 pa
EPC - E Council Tax Band - D

- 732 sq ft of well-proportioned town-centre living
 - Two genuine double bedrooms
 - Two bathrooms, including en-suite to principal
 - Open-plan kitchen/dining/living room
 - Built-in kitchen appliances included
- 988-year lease (999 years from 1 January 2016)
 - Bromley South station just outside
 - Waitrose supermarket less than 1/4 mile away
- Moments from The Glades, High Street shops, restaurants and the Churchill Theatre
 - A21/M25 (junction 4) within easy reach — handy for Gatwick, Kent and the coast

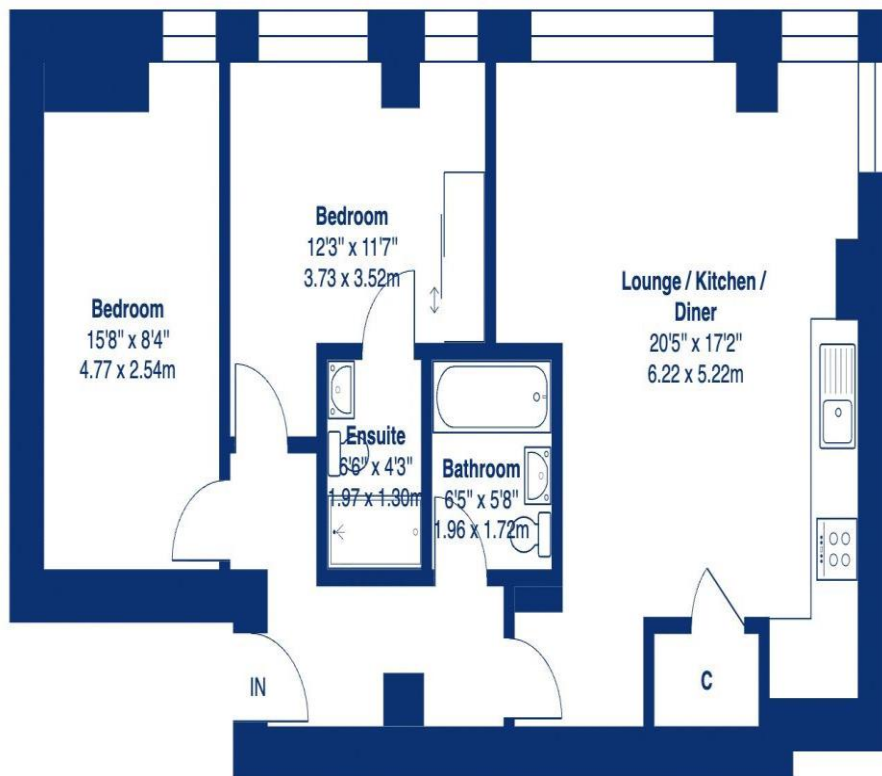






High Street, BR1

Approximate Gross Internal Area = 732 sq ft / 68.0 sq m



Fifth Floor

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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Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.



Additional Information

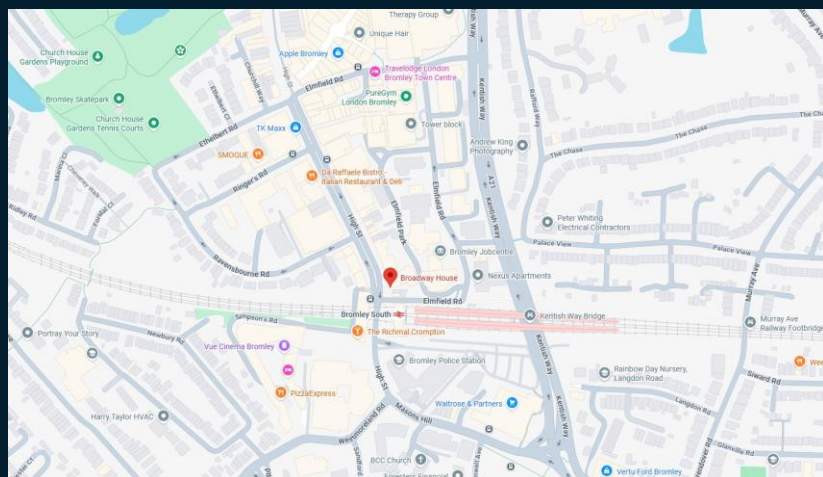
Council Tax Band - D

EPC Rating - E

Location - Bromley

Viewing - Via Browne Estates

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	43
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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