



1 West Lodge 12a Beckenham Grove

Shortlands, BR2 0JU

£1,750 Per Month **EPC: B**

 **Maguire Baylis**



A stunning two double bedroom, two bathroom raised upper ground floor luxury apartment situated close to Shortlands village and station.

The apartment, which has recently been the subject of re-decoration and updating, comprises a spacious lounge with balcony to the rear; stylishly appointed kitchen with full range of integrated appliances; two modern bath/shower rooms and two good size double bedrooms - both with built-in wardrobes.

There is a gated residents car parking under the block with an allocated space, plus residents secure cycle storage.

West Lodge is a modern and exclusive block located in a desirable residential road. Shortlands station is a short walk away (trains to London Victoria and Blackfriars) and the property also provides good access to both Bromley and Beckenham town centres.

Offered unfurnished and available mid June.

- STUNNING APARTMENT
- TWO DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- SPACIOUS LOUNGE WITH PRIVATE BALCONY
- STYLISH INTEGRATED KITCHEN
- UPPER GROUND FLOOR
- SUPER LOCATION CLOSE TO STATION/SHOPS
- UNFURNISHED & BEAUTIFULLY PRESENTED
- AVAILABLE MID JUNE
- EPC - BAND B





COMMUNAL HALL

Lift service to all floors.

ENTRANCE HALLWAY

Built-in double coats/storage cupboard; built-in cupboard housing hot water tank; radiator; entryphone handset.

LOUNGE

17'10 x 16'3 narrowing to 10'8 (I-shaped) (5.44m x 4.95m narrowing to 3.25m (I-shaped))

Double glazed door and window to rear leading onto balcony; two radiators; door to kitchen.

BALCONY

Private balcony to rear with views towards garden; glass balustrade.

KITCHEN

9'9 x 7' (2.97m x 2.13m)

High level double glazed window to side; fitted with a range of modern and stylishly appointed gloss wood effect wall and base units with white worktops to three walls; inset stainless steel sink; stainless steel gas hob with extractor hood over; built-in double oven; integrated dishwasher, washer/dryer and fridge/freezer; extractor fan; cupboard housing gas boiler.

BEDROOM 1

15'4 x 9'8 (4.67m x 2.95m)

Double glazed French door leading onto Juliet balcony to front, further double glazed window to side; built-in double wardrobe; radiator.

EN SUITE

Double glazed window to side; suite comprising large fitted corner shower cubicle; pedestal wash basin; WC; fully tiled walls; vinyl flooring; extractor fan; heated chrome towel rail.

BEDROOM 2

14'2 x 7'10 (4.32m x 2.39m)

Double glazed window to front; radiator; built-in double wardrobe.

BATHROOM

Double glazed window to side; suite comprising panelled bath with mixer tap/shower attachment over; pedestal wash basin; WC; extractor fan; fully tiled walls; vinyl flooring; heated chrome towel rail.

PARKING

Secure under-block parking accessed via remote gates. allocated parking and secure cycle storage.

GARDENS

Well kept communal grounds, the rear mainly laid to lawn.

COUNCIL TAX

London Borough of Bromley - Band E



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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.