



OFFERS IN EXCESS OF

**£240,000**

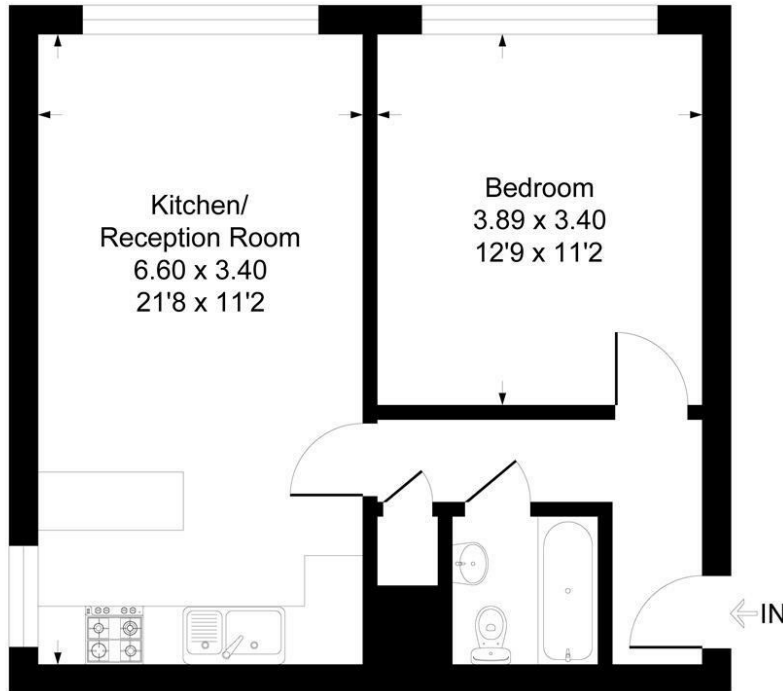
**48-50 Cooden Close**

Bromley, BR1 3TR

EPC RATING: D COUNCIL TAX BAND: C

## The Gables, BR1

Approximate Gross Internal Area 45.9 sq m / 495 sq ft

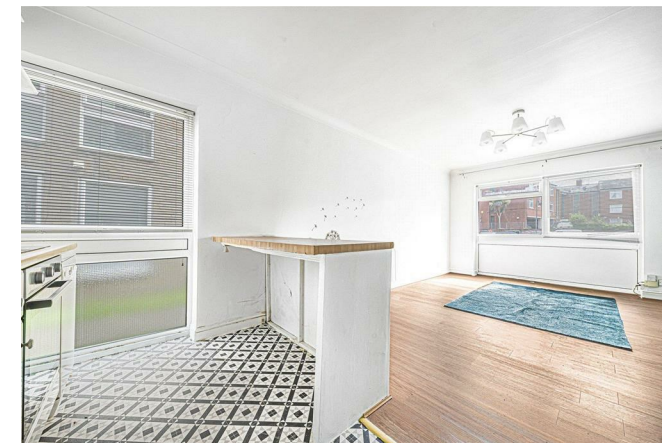


### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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



#### OFFICE ADDRESS

23 High Street  
Bromley  
Kent  
BR1 1LG

#### OFFICE DETAILS

0208 464 5566  
info@sinclairhammelton.co.uk  
<https://www.sinclairhammelton.co.uk/for-sale-in-bromley/>