



70a Morgan Road

Bromley, BR1 3QF

£300,000 Leasehold EPC: C

 **Maguire Baylis**



Maguire Baylis are delighted to present to the market this Two Bedroom Conversion Flat with Garden – Chain Free

Set within an attractive Victorian property, this first-floor conversion flat offers well-presented accommodation, having recently been re-decorated throughout, in a sought-after and convenient residential road.

The property features two bedrooms, a spacious living room, and a modern, stylishly appointed kitchen with space for a dining table. There is also a generous shower room and the added benefit of a private section of rear garden.

Ideally located within easy reach of Bromley town centre and Sundridge Park local shops and station, the property is offered to the market chain free.

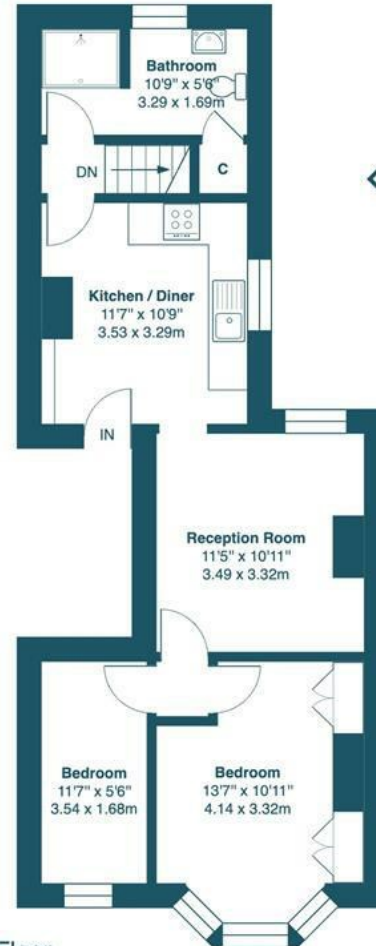
- FIRST FLOOR CONVERSION
- TWO BEDROOMS
- MODERN & STYLISHLY APPOINTED KITCHEN
- LIVING ROOM
- SPACIOUS SHOWER ROOM
- PRIVATE REAR GARDEN
- POPULAR & QUIET RESIDENTIAL ROAD
- EASY REACH BROMLEY TOWN CENTRE & SUNDRIDGE PARK
- CHAIN FREE SALE



Morgan Road, BR1

Approximate Gross Internal Area = 563 sq ft / 52.3 sq m

 Maguire Baylis



Ground Floor

First Floor

This plan is 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 HALLWAY

Original period mosaic tiled floor. Stairs to first floor.

LOUNGE

11'5 x 10'9 (3.48m x 3.28m)

Double glazed window to rear; radiator; door to front lobby.

KITCHEN

11'7 x 10'9 (3.53m x 3.28m)

Double window to side; fitted with a comprehensive range of stylishly appointed white gloss units with worktops to two walls; inset sink unit; integrated fridge and dishwasher; built-in electric oven and hob; vinyl flooring; radiator; door to rear lobby.

REAR LOBBY

Stairs leading to door to outside and providing access to garden; door to bathroom.

FRONT LOBBY

Doors to both bedrooms.

BEDROOM 1

13'7 x 10'10 (4.14m x 3.30m)

Double glazed bay window to front; two fitted wardrobes within recesses; radiator.

BEDROOM 2

11'7 x 5'6 (3.53m x 1.68m)

Double glazed window to front; radiator.

SHOWER ROOM

Double glazed window to rear; suite comprising over-sized shower cubicle; fitted wash basin with vanity storage under; WC; radiator; built-in storage cupboard housing gas boiler; tiled flooring; fitted storage unit housing under-sized washing machine.

GARDEN

17'x 8'5 (5.18mx 2.57m)

Private section garden to the rear; paved and with enclosed fencing.

LEASE & MAINTENANCE

LEASE - approx 103 years remaining

SERVICE CHARGES - Shared as and when

GROUND RENT - £100 pa to be confirmed

PARKING

On street. Residents parking permits required between 12 - 2pm Monday to Friday. These can be obtained at a cost of £80 per vehicle/per year.

LOCATION

What3words: ///sorters.rating.fast

COUNCIL TAX

London Borough of Bromley - Band C



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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.