



Bazes Shaw, New Ash Green
Longfield

Offers Over
£280,000



Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Accessible via its own private entrance, the ground floor comprises a generous integral garage, ideal for secure parking, storage or workshop space, with stairs rising to the main living accommodation.

The first floor is centred around an impressive 29ft open-plan kitchen, dining and sitting room, creating a fantastic social space for both everyday living and entertaining. The kitchen has been thoughtfully modernised and flows seamlessly into the dining and living areas, with a door leading out to the private roof terrace. Enjoying a desirable south-easterly orientation, this elevated outdoor space is perfect for morning coffee, al fresco dining or simply relaxing in the sunshine.

On the second floor are two generous double bedrooms, both benefitting from bespoke, built-in storage. The main bedroom now enjoys the added luxury of a modern en-suite shower room, whilst a stylishly updated family bathroom serves the remainder of the accommodation.

Further benefits include an upgraded electrical heating and hot water system, plus double glazing throughout.

Presented in excellent order throughout, this superb maisonette offers a unique combination of generous living space, quality finishes and practical features, making it an ideal first-time purchase, investment or downsizing opportunity.

New Ash Green continues to prove a popular village and community in the local area, offering an excellent range of everyday amenities including a Co-op supermarket, a bakery, cafés, a doctors' surgery, a dental practice, a library, a newly opened gym, hair and beauty salons, together with a selection of pubs and sports facilities, all within comfortable walking distance.

Families are well served by the highly regarded local primary school, while the nearby Longfield Station provides regular services to London Victoria in little over 30 minutes. Excellent road connections to the A2, M2, M20 and M25 place Bluewater Shopping Centre, Ebbsfleet International and wider Kent within easy reach, making this an ideal location for commuters and families alike.

Tenure: Leasehold

Lease Length: Recently extended to 999 years

Service Charge: £94.46 per month

Ground Rent: £10 per annum

Village Association Fees: £21.00 per month

Residents Association Fees: £39.11 per month

Council Tax Band: B



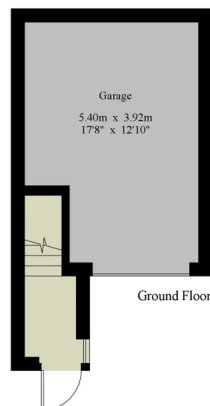




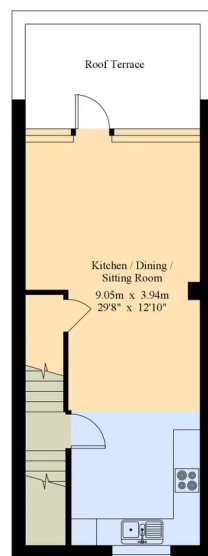


Bazes Shaw

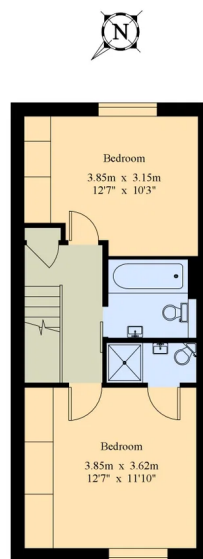
Gross Internal Area : 96.2 sq.m (1035 sq.ft.)



Ground Floor



First Floor



Second Floor



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
	57	64
England & Wales	EU Directive 2002/91/EC 	