



Flat 3 3 Station Road  
Shortlands, Bromley, BR2 0EY  
**£240,000 Leasehold EPC: D**

 **Maguire Baylis**



A charming top-floor conversion flat set within an attractive Victorian residence, ideally located in the heart of a sought-after village setting just moments from the station.

This well-presented one double bedroom flat features a cosy south-facing lounge, a modern fitted kitchen with appliances included, and a contemporary shower room. The property offers a bright and inviting feel throughout, perfect for first-time buyers or investors alike.

Conveniently positioned within easy reach of Bromley town centre, and just a short walk from the popular Shortlands Tavern pub, this lovely flat is also offered to the market chain free.

For recreation, the property is just yards from Queensmead Park, plus the ever-popular Beckenham Place Park – offering woodland walks, open green spaces, a vibrant community hub, and a unique outdoor swimming lake.



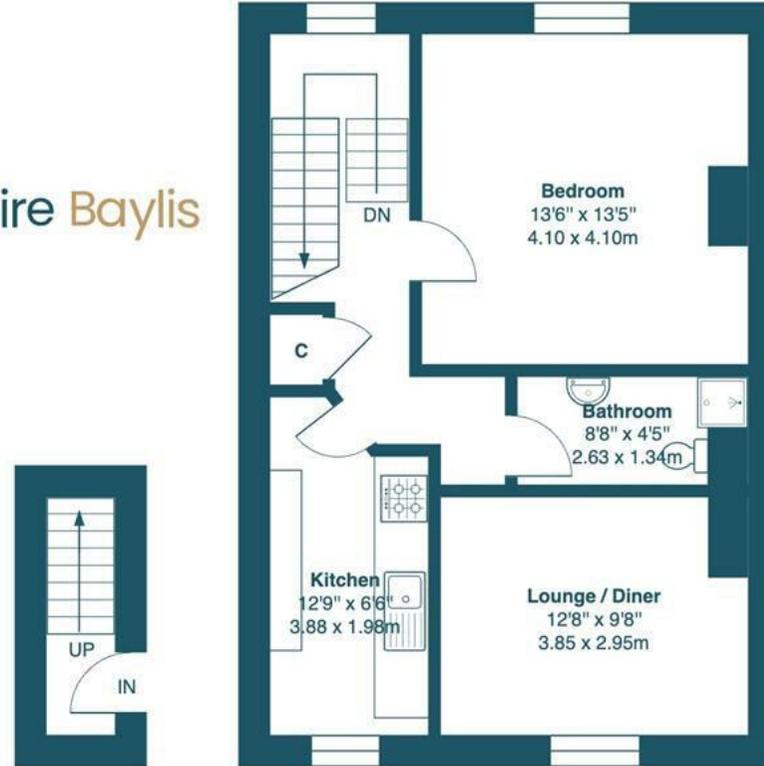
- TOP FLOOR CONVERSION FLAT
- ONE DOUBLE BEDROOM
- COSY LOUNGE WITH SOUTH FACING WINDOWS
- FITTED KITCHEN - APPLIANCES INCLUDED
- MODERN SHOWER ROOM
- DELIGHTFUL VILLAGE LOCATION ADJACENT TO STATION
- EASY REACH BROMLEY TOWN CENTRE
- CHAIN FREE SALE



# Station Road, BR2

Approximate Gross Internal Area = 589 sq ft / 54.8 sq m

 Maguire Baylis



First Floor

Second 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.  
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## COMMUNAL HALL

## ENTRANCE LOBBY

Front door to the flat on the first floor leading to lobby with stairs to top floor.

## LOUNGE

12'7 x 9'8 (3.84m x 2.95m)

Double glazed window to front; radiator.

## KITCHEN

13'9 x 6'5 (4.19m x 1.96m)

Double glazed window to front; fitted with a good range of wall and base units with fitted worktops and breakfast bar; inset sink unit; appliances to remain; wood effect flooring; part tiled walls; wall mounted Vaillant gas boiler.

## BEDROOM

13'9 x 13'5 (4.19m x 4.09m)

Double glazed window to rear with fitted shutters; radiators.

## SHOWER ROOM

Modern suite comprising full width shower cubicle; pedestal wash basin; WC; fully tiled walls; heated towel rail.

## PARKING

Not allocated. There is a parking space to the front which is shared with the neighbours downstairs.

## LEASE & SERVICE CHARGES

LEASE - 148 years remaining

SERVICE CHARGE - Currently £2713.17 pa

GROUND RENT - £300 PA

## COUNCIL TAX

London Borough of Bromley - Band C

## LOCATION

What3words: ///drove.claps.audio



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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.