



ESTATE AGENT



## Downham Way

Bromley, BR1 5EN

Asking price £250,000

CHAIN FREE. A well-presented ground-floor maisonette with private entrance and gardens

This ground-floor maisonette offers its own private entrance and 507 sq ft of thoughtfully arranged accommodation. Perfectly positioned with excellent access to local amenities and green spaces, it represents an ideal purchase for first-time buyers, downsizers, or investors.

Inside, the property features an entrance hall with useful storage, a generous double bedroom, a bright front-facing reception room, a separate kitchen with further storage, and a modern bathroom. To the rear, doors open directly from the kitchen onto a private westerly-facing garden, while the property also enjoys a private front garden. Additional benefits include gas central heating, double-glazed windows throughout, and a low service charge/ground rent.

One of the key highlights is its proximity to Downham Playing Field, offering direct access to expansive green space. Local amenities are just a short walk away, including Downham Health & Leisure Centre, shops, and the Post Office. Excellent transport links are provided by Grove Park and Beckenham Hill stations, both within easy reach and offering direct services into central London. Blending convenience, comfort, and green surroundings, this home is an outstanding opportunity for buyers seeking a well-located property with outside space. EPC Rating D

Lease Term - 93 Years Remaining.  
Service Charge - £530.28 Per Year.  
Ground Rent - £10.00 Per Year.

- Ground floor maisonette with own private entrance
- 507 sq ft of living space
- Front and rear gardens Direct access to a westerly facing rear garden
- Direct access to a westerly facing rear garden
- Ample storage throughout
- Gas central heated and double glazed throughout
- Close to Grove Park & Beckenham Hill stations
- Borders Downham Playing Field
- Short walk to Downham Health & Leisure Centre and local shops
- Free street parking

### Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.



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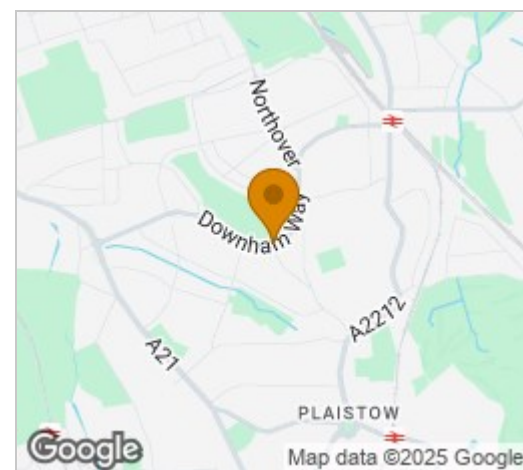
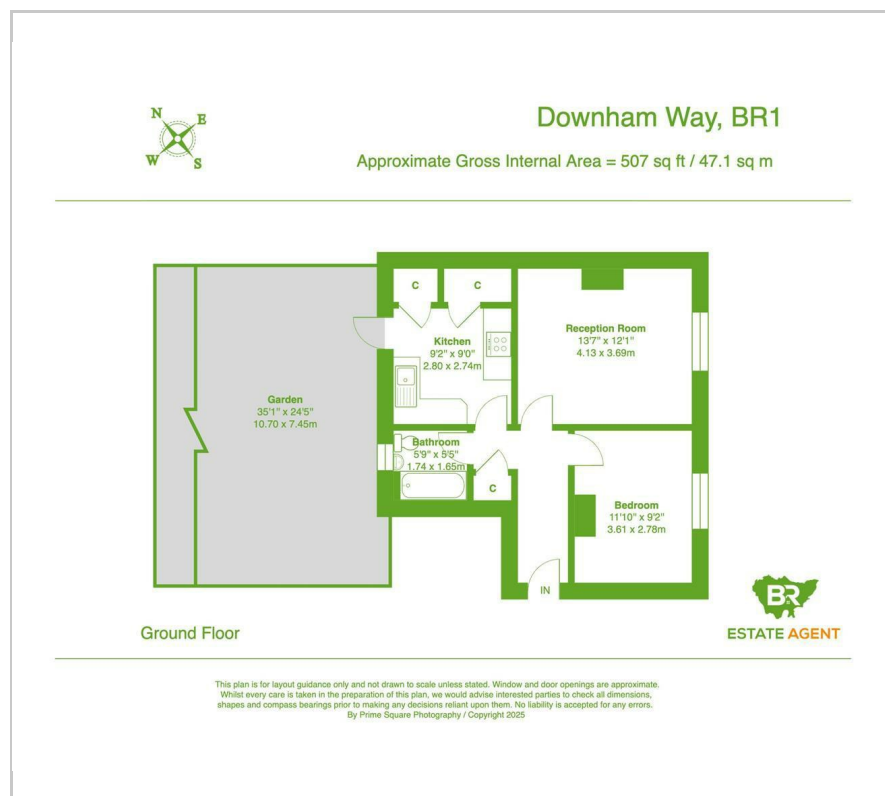


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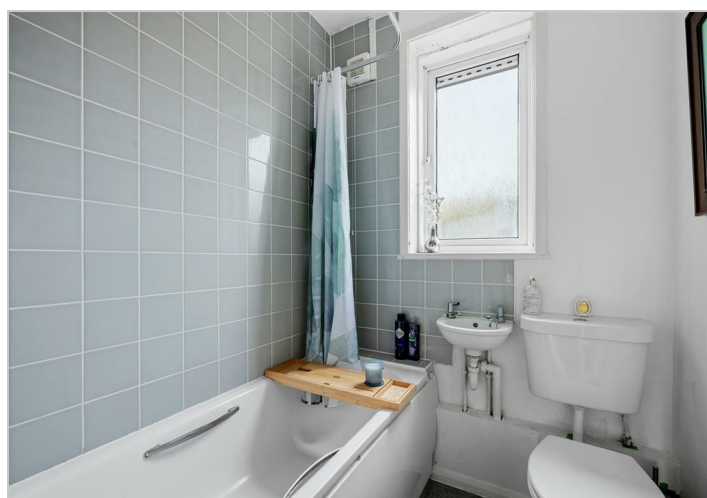
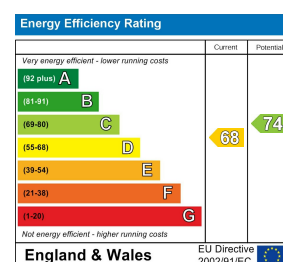


## Floor Plan

## Area Map



### Energy Efficiency Graph



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