

£250,000

College Road

Bromley, BR1 3QG

PROPERTY SUMMARY

Prime Bromley Location. A rare opportunity to acquire the freehold of this attractive property together with two self-contained apartments, ideally situated on one of Bromley's most sought-after roads.

The accommodation comprises a communal entrance hall leading to a one bedroom garden flat on the ground floor, offering approximately 522 sq ft of living space. The first-floor apartment is a spacious one bedroom flat extending to almost 600 sq ft, providing well-proportioned accommodation throughout.

The property presents an excellent investment opportunity, generating income from both apartments while offering significant potential for further value enhancement. Subject to obtaining the necessary planning permissions and building regulation approvals, there may be scope to extend the ground-floor accommodation and convert or extend the loft space, potentially creating two additional residential units.

Located within easy reach of Bromley town centre, transport links, local amenities and highly regarded schools, this is an ideal purchase for investors, developers, or those seeking a freehold asset with future development potential.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC RATING: D COUNCIL TAX BAND: B

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

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