



homezone

£1,300 Per Month

49a Ravensbourne Road  
Bromley South

Kent, BR1 1HW

- UPPER CONVERSION FLAT
- ONE BEDROOM
- BAY FRONTED LOUNGE
- FITTED KITCHEN/DINER
- BATHROOM - SHOWER OVER BATH
- HIGHLY POPULAR ROAD
- FANTASTIC CENTRAL LOCATION
- 'YARDS' FROM HIGH STREET/STATION
- SHARED USE OF GARDEN
- AVAILABLE EARLY/MID AUGUST



### Homezone Property Services

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An upper ground floor conversion flat offering one bedroom accommodation forming part of an attractive semi-detached residence.

The property is located within a highly popular and convenient road, being just 'yards' from the High street and a short walk to Bromley South station with its fast and direct links to London (Victoria and Blackfriars).

Internally, the flat provides a good size bay fronted lounge; useful lobby hallway with built-in storage; double bedroom with a rear aspect; bathroom with shower over the bath; spacious kitchen with a good range of fitted units and space for a dining table/chairs.

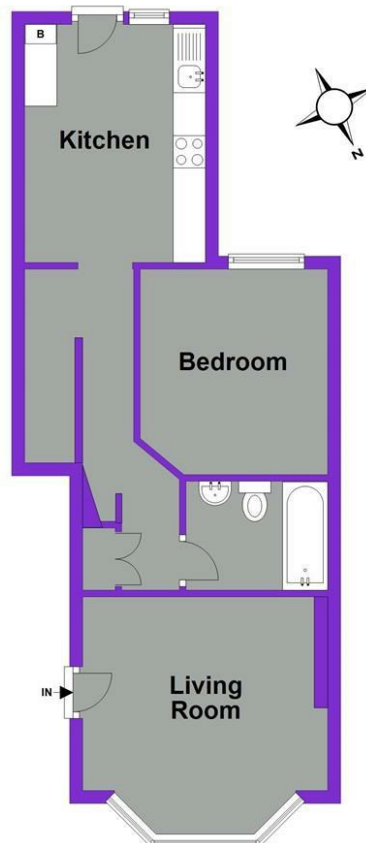
There is also a doorway from the kitchen to a small balcony at the rear leading to a well maintained shared garden. The tenant will be responsible to share the maintenance of the garden.

Available 4th December and offered part furnished.



## Ground Floor

Approx. 44.5 sq. metres (479.1 sq. feet)



Total area: approx. 44.5 sq. metres (479.1 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

### **COMMUNAL FRONT ENTRANCE**

Communal lobby leading to:

### **LOUNGE**

12'5 (into bay) x 12' (3.78m (into bay) x 3.66m)  
Double glazed bay window to front; radiator;  
wood effect flooring.

### **HALLWAY**

Fitted double storage/coats cupboard; wood effect flooring; radiator; useful understairs recess for storage.

### **KITCHEN**

11'10 x 9' (3.61m x 2.74m)  
Double glazed window to rear plus part glazed doors leading to small balcony area to rear; fitted with a good range of white wall and base units with worktops to two walls; inset stainless steel sink unit; stainless steel gas hob with extractor hood over; electric oven; washing machine; fridge; part tiled walls; vinyl flooring; radiator; cupboard housing gas boiler.

### **BEDROOM**

10'5 x 9'9 (3.18m x 2.97m)  
Double glazed window to rear; wood effect flooring; radiator.

### **BATHROOM**

White suite with panelled bath with mixer tap/shower attachment over; WC; pedestal wash basin; part tiled walls; vinyl flooring; extractor fan.

### **COMMUNAL GARDEN**

Use of attractive south facing garden at rear, accessed from the kitchen doors via a spiral staircase.

### **PARKING**

On street. Residents parking permits required, these can be obtained at a cost of £100 per year/per vehicle.

### **COUNCIL TAX**

London Borough of Bromley - Band C

#### **PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.