



37a Highland Road

Bromley, BR1 4AA

**£700,000 Freehold EPC: Band C**

 **Maguire Baylis**



Guide Price: £700,000 - £725,000. Maguire Baylis are pleased to present this impressive split-level apartment, occupying the entire top two floors of a substantial period residence. Accessed via its own private entrance at first floor level to the side, the property offers a rare sense of privacy and scale, more akin to a house than a flat.

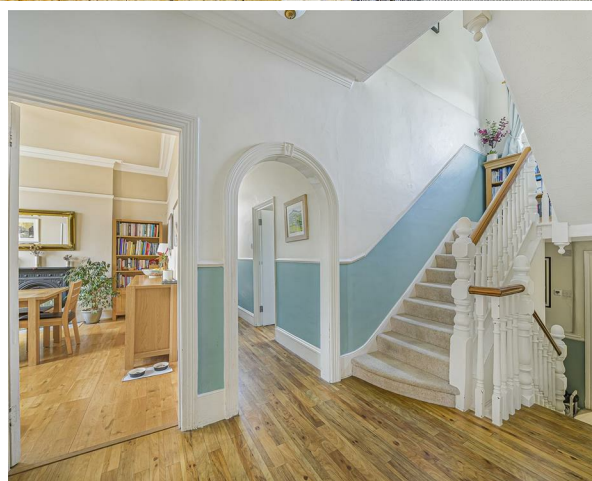
The accommodation is arranged over two expansive floors and provides four well-proportioned double bedrooms, complemented by two luxuriously appointed bath/shower rooms. At the heart of the home is a stunning through living room, featuring a beautiful fireplace and generous proportions, creating an ideal space for both relaxing and entertaining. In addition, there is a separate dining room and a useful study, offering excellent flexibility for modern living.

The kitchen is fully integrated with high-end fittings and finishes, whilst the property is presented in excellent order throughout, blending contemporary styling with a wealth of character, including high ceilings and original period features.

Externally, the property continues to impress, with a private rear garden, two garages and ample private parking – a rare find for a home of this nature.

Situated in a highly convenient and sought-after location, the property is within easy reach of Shortlands station and Bromley town centre, with the open green spaces of Beckenham Place Park also close by.

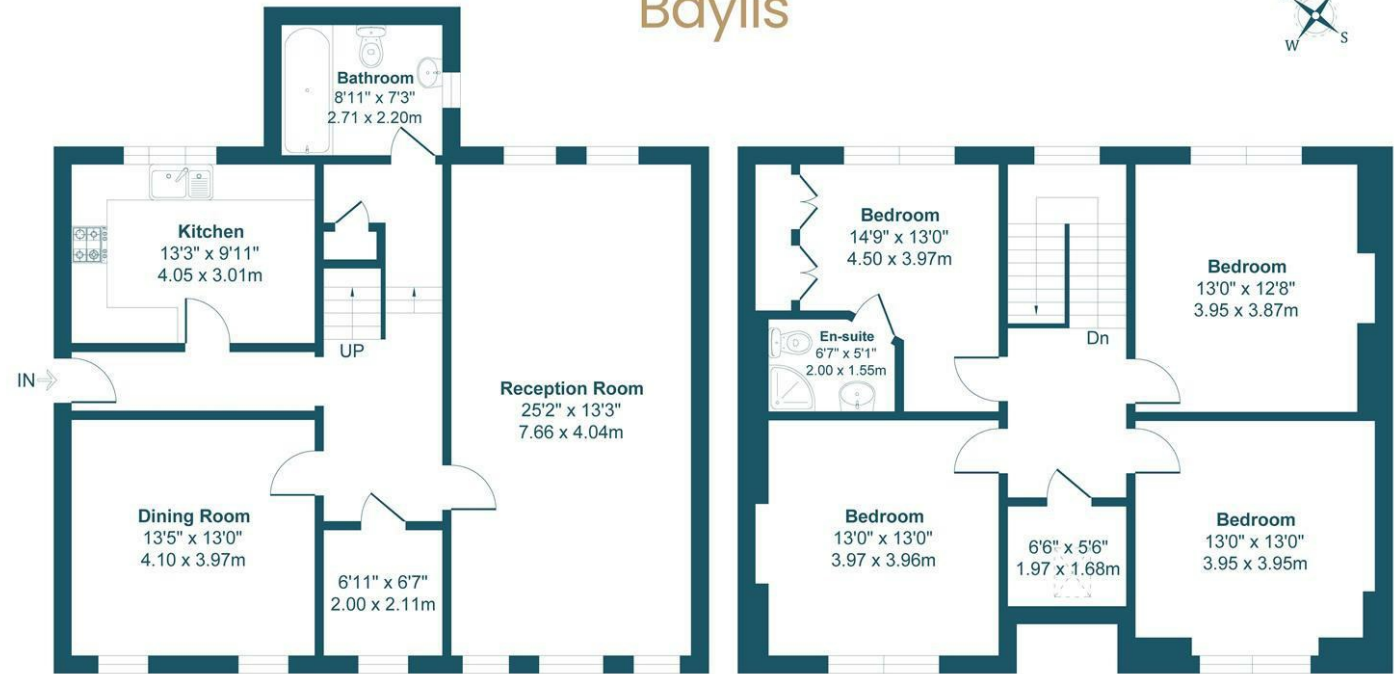
- IMPRESSIVE DUPLEX APARTMENT
- VAST 1900sqft ACCOMMODATION OVER TWO FLOORS
- FOUR DOUBLE BEDROOMS \*\* TWO LUXURIOUSLY APPOINTED BATHROOMS
- STUNNING THROUGH LIVING ROOM WITH FEATURE FIREPLACE
- SEPARATE DINING ROOM & STUDY
- FULLY INTEGRATED KITCHEN WITH HIGH-END FITTINGS
- PRIVATE REAR GARDEN \*\* TWO GARAGES & PLENTY OF PRIVATE PARKING
- BEAUTIFULLY PRESENTED THROUGHOUT
- MUCH CHARACTER - HIGH CEILINGS & ORIGINAL PERIOD FEATURES
- SUPER LOCATION - EASY REACH SHORTLANDS & BROMLEY TOWN CENTRE





# Highland Road, BR1

Approximate Gross Internal Area = 1907 sq ft / 177.1 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
**Produced By Planpix**



### ENTRANCE

Approached via a private staircase to the side of the building.

### HALLWAY

A welcoming entrance hallway featuring part double glazed front door; wood effect Amtico flooring; stairs to top floor; built-in understairs storage.

### LIVING ROOM

An impressive through living room featuring double glazed windows to both front and rear; feature period fireplace with marble surround and gas fire.

### DINING ROOM

Two double glazed windows to front; wood effect flooring; period cast iron fireplace.

### KITCHEN

A beautifully appointed kitchen featuring a comprehensive range of stylish wall and base units with Quartz worktops; full range of integrated appliances; Amtico flooring; double glazed window to rear; cupboard housing gas boiler.

### STUDY

Double glazed window to front; Amtico wood effect flooring.

### FAMILY BATHROOM

A luxuriously appointed bathroom featuring bath with built-in shower over and glass shower screen; over-sized wash basin; WC; fully tiled walls and tiled flooring with underfloor heating; heated towel rail; radiator; double glazed window to rear.

### TOP FLOOR LANDING

A spacious landing with double glazed window to rear; access to loft (loft with loft ladder, boarded for storage and with light).

### BEDROOM 1

Double glazed window to rear; fitted range of wardrobes to one wall.



### EN SUITE SHOWER

Suite comprising fitted corner shower enclosure; fitted wash basin; WC; fully tiled walls and flooring.

### BEDROOM 2

Double glazed window to front offering far reaching views across Shortlands valley.

### BEDROOM 3

Double glazed window to front offering far reaching views across Shortlands valley.

### BEDROOM 4

Double glazed window to rear.

### GARDEN

An attractive private garden to the rear featuring a main area of level lawn with mature and well stocked beds/borders. Paved patio area; outside power and lighting. Timber shed. Gate to rear leading to parking/garages.

### GARAGING/PARKING

Two single garages to rear with parking in front for a small/medium sized car. Additional parking space to the side of the garages which could accommodate two vehicles.

### LEASE & SERVICE CHARGES

LEASE - The property will be sold with the freehold, plus a new lease of 999 years.

SERVICE CHARGE - Currently £500 pa, plus buildings insurance currently £128 per month.

GROUND RENT - £250 pa

### COUNCIL TAX

London Borough of Bromley - Band E

### LOCATION

What3words: hatch.shared.stay

Shortlands  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Hayes  
49 Station Approach  
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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.