



**Winchester Road, Bromley, BR2 0PZ**

**£440,000 Share of Freehold**

Stylish 'Chain Free' art-deco inspired first-floor maisonette with Share of the Freehold located in a sought after leafy, tree-lined road, just a short walk from Bromley South train station and amenities of Bromley town centre. The interior has two generous double bedrooms, large lounge/dining area and a remodelled fully fitted kitchen. There is also a family bathroom and separate shower room with heating and hot water provided by the serviced Vaillant combination boiler with a garage en bloc, parking and communal gardens to the exterior.

**ENTRANCE HALL 23'2 x 9'6 (7.06m x 2.90m)**

Hardwood front door with opaque glazed inserts leads into entrance hall with small flight of stairs, radiator in cover and three storage cupboards.

**RECEPTION 22'6 x 12'6 (6.86m x 3.81m)**

Four double glazed windows to front, two radiators in covers and Sandstone gas feature fireplace, Wall lights, Virgin cable and telephone points.

**FITTED KITCHEN 11'4 x 9'4 (3.45m x 2.84m)**

Dual aspect with double glazed windows to front and side, radiator, tiled walls and wood effect vinyl tiled floor. Range of wall and base units in white with work surfaces over an stainless steel sink with mixer tap and drainer. Wall mounted Vaillant combination boiler in cupboard, integrated under counter fridge and freezer, washer dryer, four ring brushed steel gas hob with brushed steel extractor hood over and Bosch electric oven below.

**MASTER BEDROOM 12'1 x 12' (to wardrobes) (3.68m x 3.66m (to wardrobes))**

Double glazed window to rear, radiator in cover and range of fitted wardrobes to one wall with overhead lights.

## **BEDROOM TWO 12' x 10'8 (3.66m x 3.25m)**



Double glazed window to front, radiator in cover and wood laminate floor.

## **FAMILY BATHROOM 6'4 x 6' (1.93m x 1.83m)**



Opaque double glazed window to rear, chrome ladder towel warmer and fully tiled walls and floor. Panel bath with shower mixer tap, pedestal wash hand basin and low level WC.

## **SHOWER ROOM**



Opaque double glazed window to rear, fully tiled walls and floor. Fully enclosed shower with wall mounted controls, overhead shower and wand.

## **COMMUNAL GARDENS**



Well maintained lawns and shrubs surround the property.

## **GARAGE EN BLOC AND PARKING 15'10 x 7'8 (4.83m x 2.34m)**



Swing doors to front and parking spaces.

## **LEASE & CHARGES**

We have been informed that the property comes with a Share of the Freehold and the service charge is £120 per month (£1440 per annum)

**TOTAL FLOOR AREA**

The internal area as per the Energy performance certificate is 80sqm (Approx 861sqft)

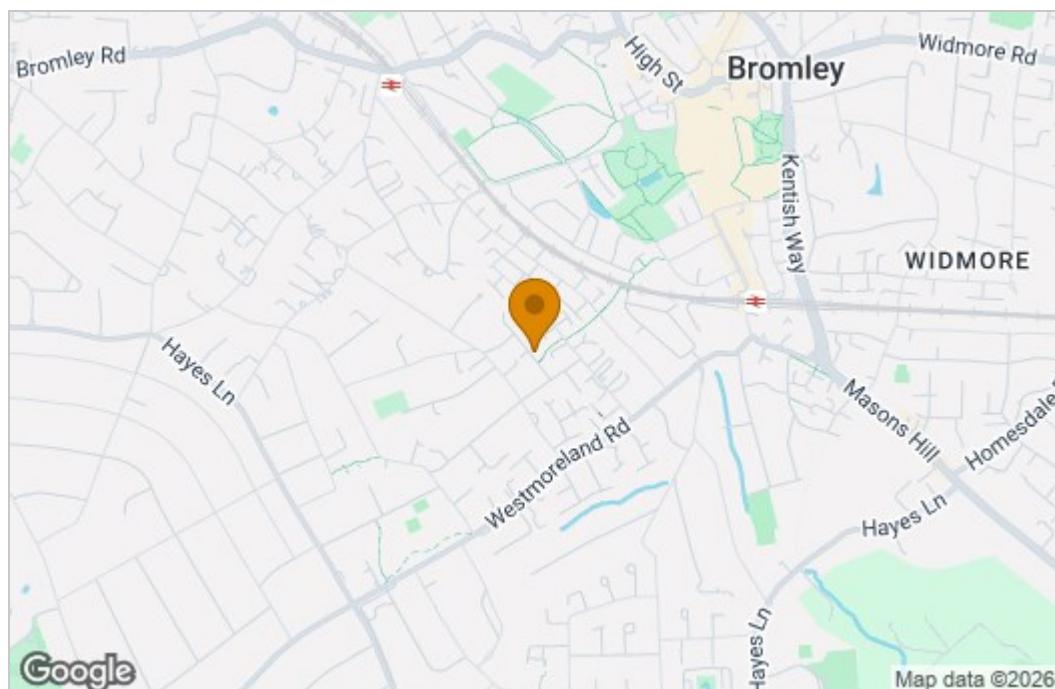
**COUNCIL TAX BAND 'D'**

## Floor Plan

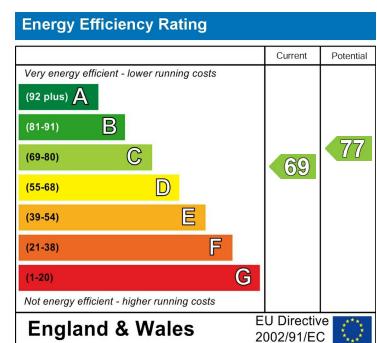


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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