



ESTATE AGENT



Hilldrop Road

Bromley, BR1 4DB

Guide price £260,000

*** Guide Price £260,000 - £270,000 ***

CHAIN FREE. This two double bedroom ground floor maisonette on Hilldrop Road offers approximately 618 sq ft of accommodation, its own front door and direct access to a generous private rear garden.

The property comprises a reception room overlooking the garden, a separate kitchen, bathroom and two well-proportioned double bedrooms, with the master bedroom measuring approximately 14'0" x 10'6". Further features include double glazing, gas central heating and useful built-in storage.

The property is perfectly liveable as it stands, although it would benefit from some light redecoration, making it an ideal purchase for someone looking for a home they can improve and put their own stamp and personality on. The property also benefits from an extended 147-year lease, low service charge and peppercorn ground rent.

Hilldrop Road is a residential road well positioned for a range of local amenities. Sundridge Park Station is approximately 0.4 miles away, with Grove Park approximately 0.8 miles away, both providing fast and convenient connections towards Central London. Everyday shopping is available along nearby Burnt Ash Lane, including Lidl, while Bromley town centre and The Glades Shopping Centre offer an extensive range of shops, restaurants and leisure facilities. Families are also well catered for, with Parish Church of England Primary School and Burnt Ash Primary School both within approximately 0.3 miles. Nearby green spaces include King's Meadow and Chinbrook Meadows.

Leasehold. Lease Term - 147 years Service Charge - £250 per annum. Ground Rent - Peppercorn

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.

- Chain Free
- Two Double Bedrooms
- Ground Floor Maisonette
- Own Front Door
- Private Rear Garden with Direct Access
- Extended 147-Year Lease
- Low Service Charge & Peppercorn Ground Rent
- Approximately 618 Sq Ft of Accommodation
- Excellent Potential to Add Your Own Stamp
- 0.3 Miles to Sundridge Park Station



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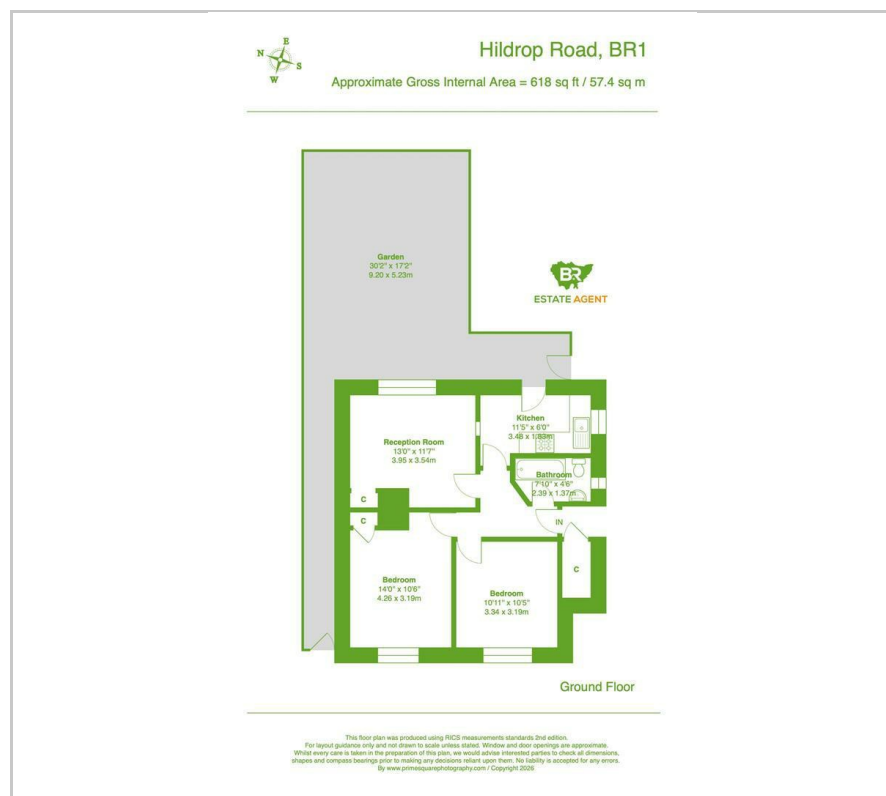


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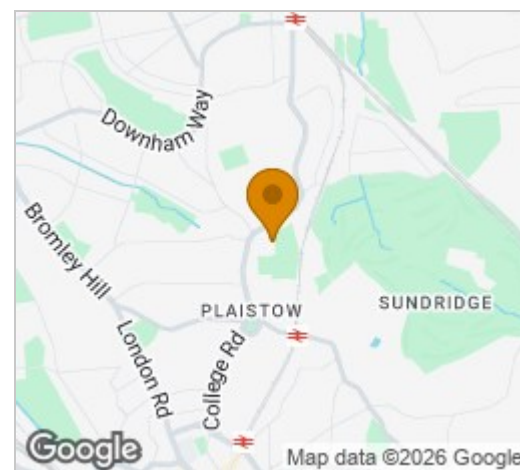


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Floor Plan

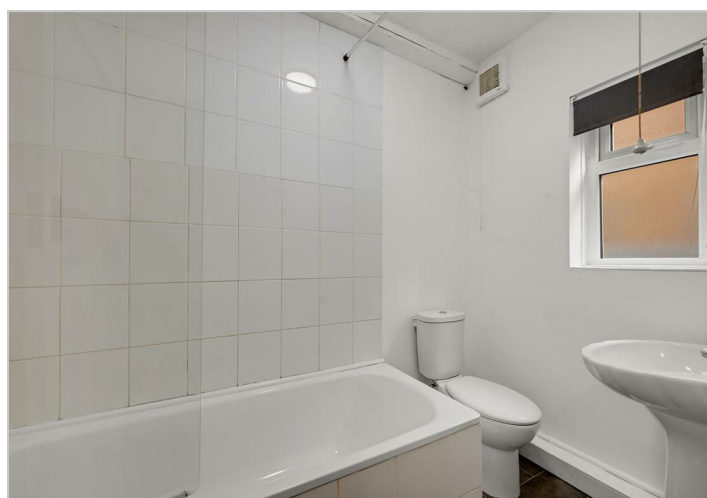


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - low running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		65	70
Not energy efficient - higher running costs			
England & Wales		EU Directive	



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