



GUIDE PRICE

**£300,000**

**45 Homesdale Road**

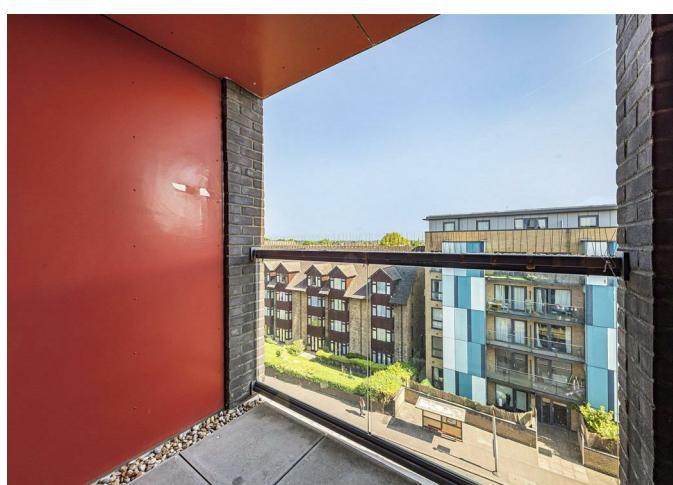
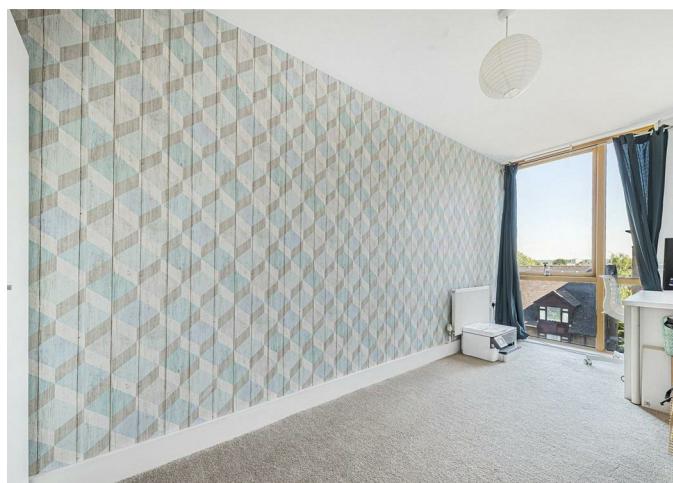
Bromley, BR2 9FN

## PROPERTY SUMMARY

\*\*\*GUIDE PRICE £300,000-£325,000\*\*\* Sinclair Hammerton are proud to bring to the market this well-proportioned two bedroom apartment, located within a modern purpose-built development, a short walk from Bromley South Station. The property comprises; large entrance hall, leading to a bright and spacious living/dining reception room with private balcony, two bedrooms and family bathroom. The property also benefits from an allocated parking space and two lifts. Bromley Town Centre is within walking distance with its array of shops, restaurants, and bars as well as great transport links into London and the surrounding areas. EPC: B

Leasehold - 110 years  
Service Charge - £3303.60  
Ground Rent - £100  
COUNCIL TAX - E  
Construction - Traditional  
Mains Services - Gas, Electricity, Sewerage and metered water supply  
Heating System - Gas radiators

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1  
1

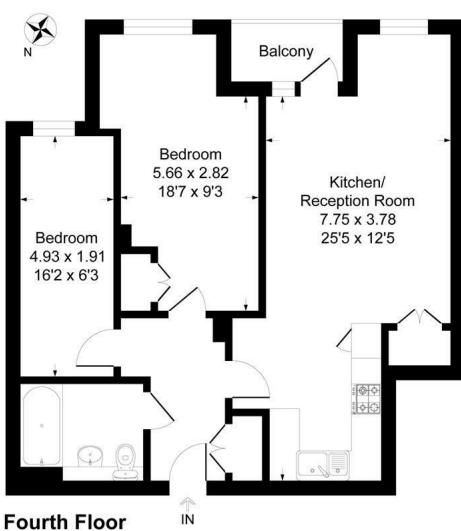






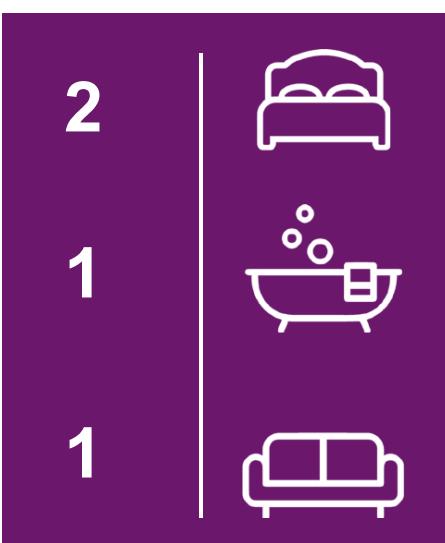
### Rosing Apartments, BR2

Approximate Gross Internal Area 70.1 sq m / 755 sq ft



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 Planipix



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	83
EU Directive 2002/91/EC		

**EPC RATING: B COUNCIL TAX BAND: E**

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

**Sinclair Hammelton**

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