

Sinclair  Hammelton



OFFERS OVER

£270,000

Wych Elm Lodge

Bromley, BR1 4HB

PROPERTY SUMMARY

A generously proportioned 1 bedroom purpose-built ground floor flat, with it's own terraced area, situated close to Bromley Town Centre and Sundridge Park mainline station. Benefits include an en-suite bathroom, as well as a guest cloakroom, large lounge and a fitted kitchen. There are also delightful communal gardens, a garage en-bloc, gas fired central heating and lease in excess of 130 years. EPC: C

Leasehold - 133 years
Service Charge - £1107.96
Ground Rent - £150
COUNCIL TAX - D
Construction - Traditional
Mains Services - Gas & Electricity - Octopus, Sewerage and metered water - Thames Water
Heating System - Gas radiators
Broadband - Virgin - Ultrafast, 1000 Mbps download, 100 Mbps upload is available
Mobile coverage - Currently with O2 at 82% coverage. Up to 87% coverage is available
Restrictive covenants - Yes, not allowed to run a business from the flat

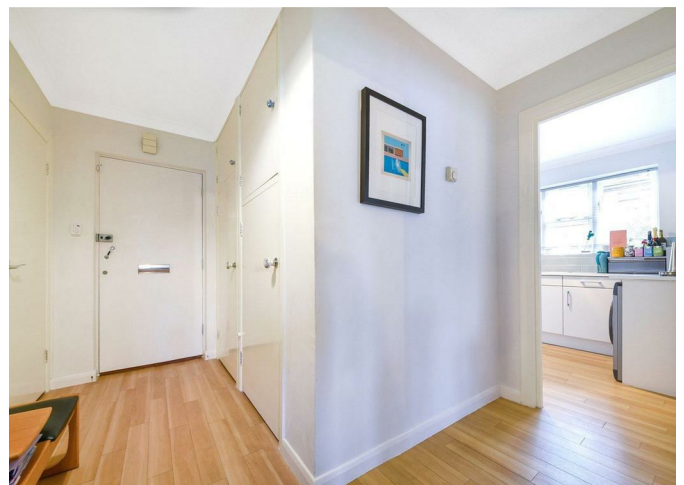
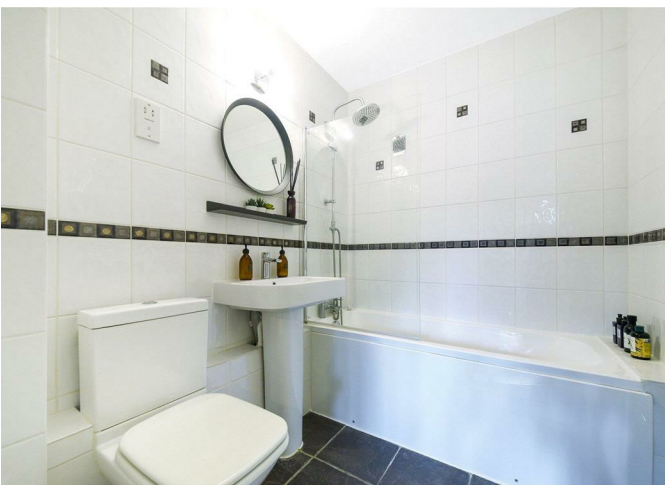
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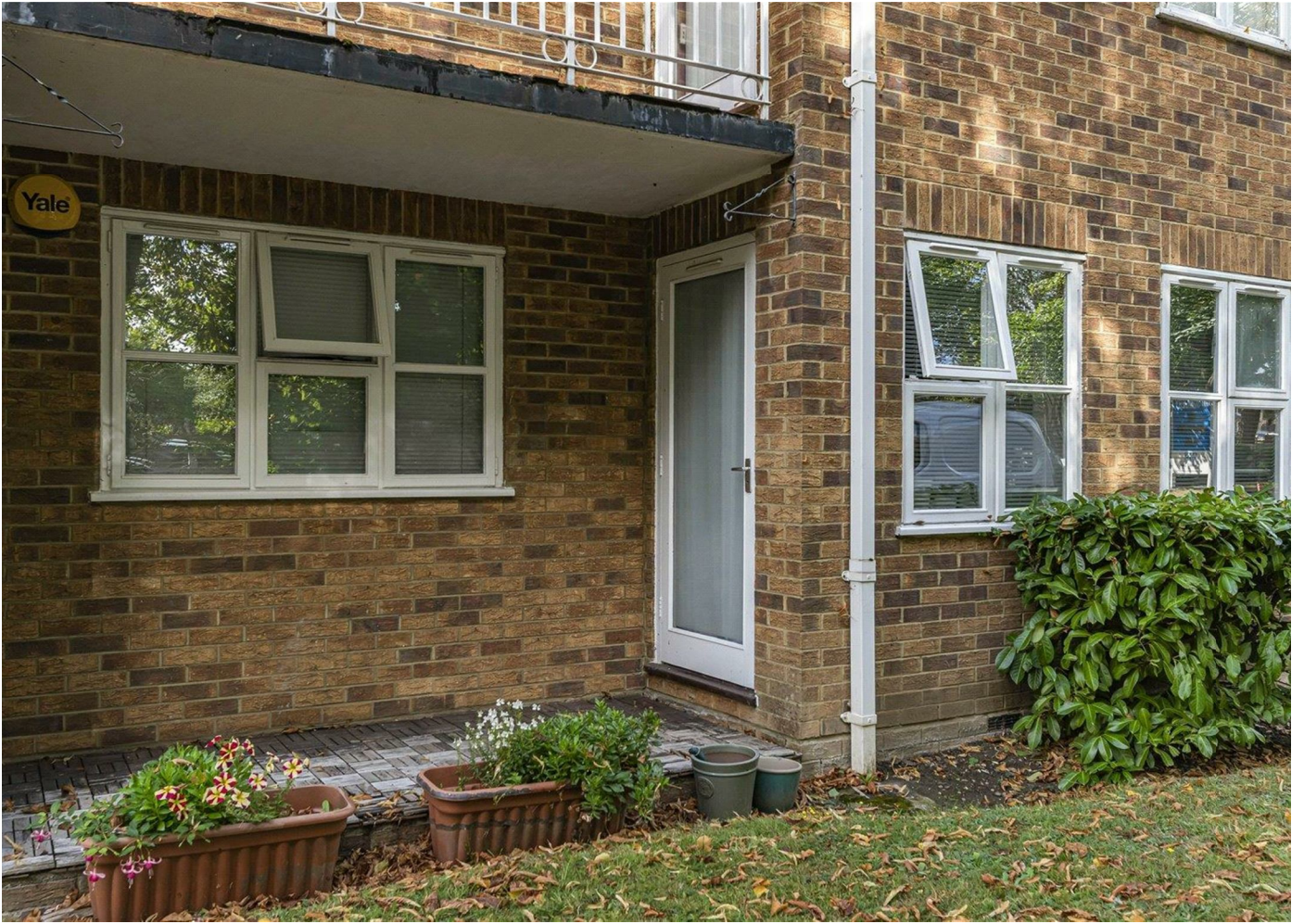


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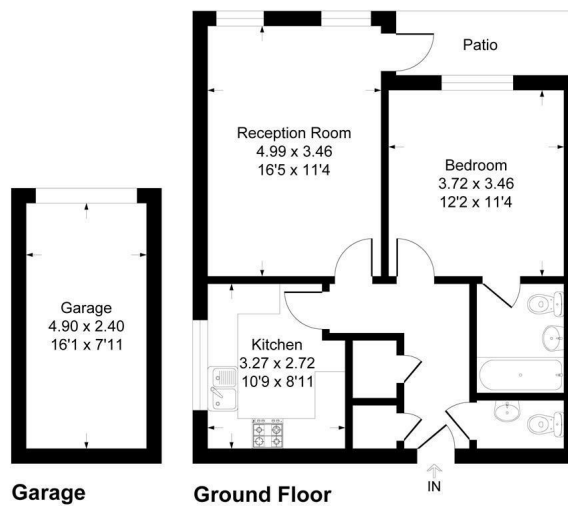






Wych Elm Lodge, London Lane, BR1

Approximate Gross Internal Area 54.5 sq m / 587 sq ft
 Garage = 11.6 sq m / 125 sq ft
 Total = 66.1 sq m / 712 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 Planpix

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC RATING: C COUNCIL TAX BAND:

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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