

Sinclair  Hammelton



GUIDE PRICE

**£350,000**

**Oaklands Road**

, BR1 3TY

## PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this beautifully presented apartment offering spacious and versatile accommodation extending to over 800 square feet. Thoughtfully designed throughout, the property comprises two generously sized bedrooms and a bright, welcoming living space and modern fully fitted kitchen and family bathroom. Additional benefits include double glazing throughout, a private garage en bloc offering valuable storage and residents parking space. Situated on Oaklands Road, a quiet and highly regarded residential street, the property enjoys an enviable location less than a mile from both Shortlands and Bromley North railway stations. These stations offer fast and regular services into central London, making it ideal for commuters. Bromley town centre is also within comfortable walking distance, providing a wide range of shops, restaurants, cafés, and leisure facilities, including The Glades shopping centre and various green spaces.

EPC: C  
Leasehold - 134 years  
Service Charge - £1687.14  
Ground Rent - £0 (peppercorn)  
COUNCIL TAX - D

2



1



1

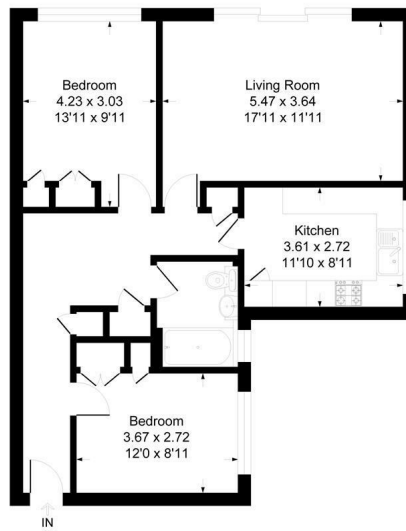






**Pinewood, Oaklands Road, BR1**

Approximate Gross Internal Area  
77.0 sq m / 829 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

2  
1  
1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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: D**

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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