



GUIDE PRICE

**£325,000**

**Southlands Road**

Bromley, BR1 2EG



## PROPERTY SUMMARY

\*\*\* GUIDE PRICE £325,000 TO £350,000 \*\*\*

Situated on the popular Southlands Road in Bromley, this charming top-floor maisonette offers a blend of character and modern living. The property comprises a well-proportioned reception room, two bedrooms and a bathroom, arranged over approximately 638 sq ft.

Further benefits include a private section of garden and a convenient location close to local amenities, parks and well-regarded schools. An excellent opportunity for first-time buyers, downsizers or investors alike. Early viewing is recommended.

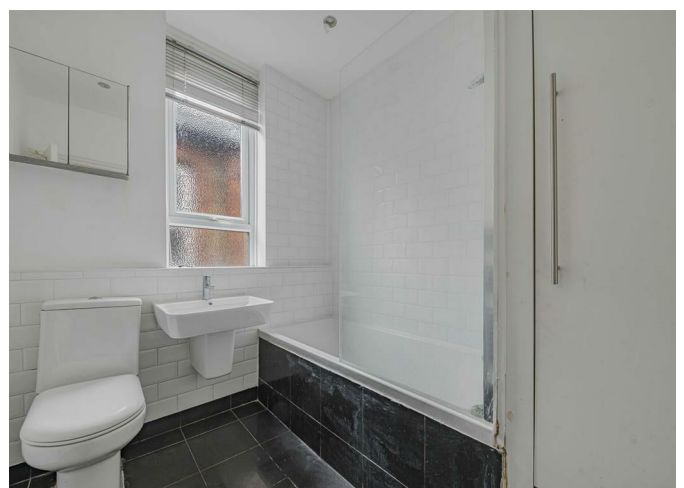
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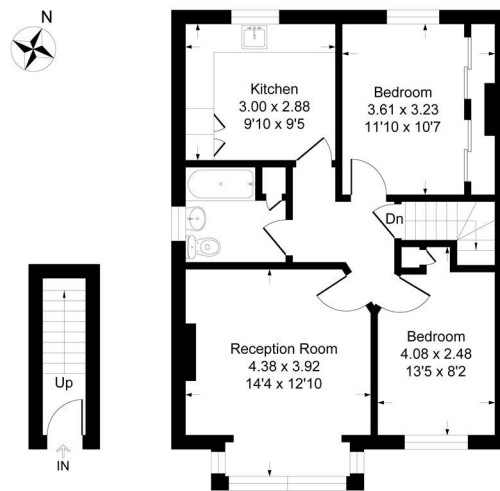






## Southlands Road, BR1

Approximate Gross Internal Area 59.2 sq m / 638 sq ft



Ground Floor First Floor



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 Planitix

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

**EPC RATING: C COUNCIL TAX BAND: C**

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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### OFFICE DETAILS

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