

Sinclair  Hammelton

ASKING PRICE

**£410,000**

**1 Sherman Road**

Bromley, BR1 3GP



## PROPERTY SUMMARY

This contemporary two bedroom apartment, built in 2006, offers modern living in the heart of Bromley. The property is beautifully presented throughout and features an entrance hall with useful storage cupboards, a spacious open-plan lounge and kitchen with integrated appliances and doors leading to a private balcony. There are two double bedrooms, one with built-in wardrobes and an en suite shower room and the second with sliding doors opening directly onto the balcony. A stylish tiled bathroom completes the accommodation. Further benefits include lift access, a video entry system and secure gated underground parking. Ideally located opposite Bromley North Station and just moments from Bromley's High Street, residents can enjoy easy access to shops, restaurants, bars and excellent transport links to surrounding London boroughs. EPC: B

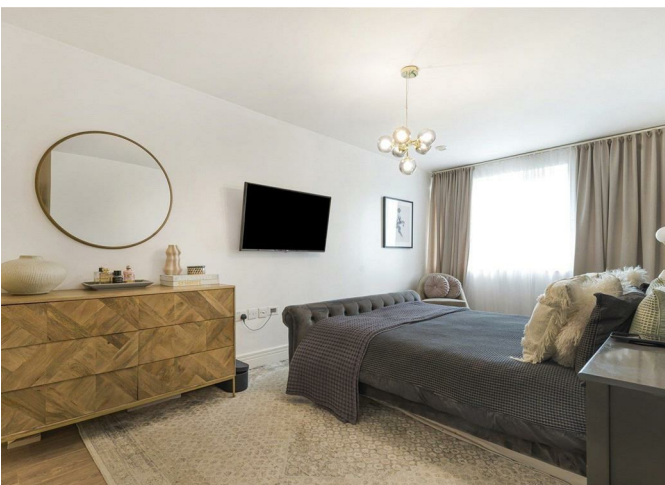
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2



1

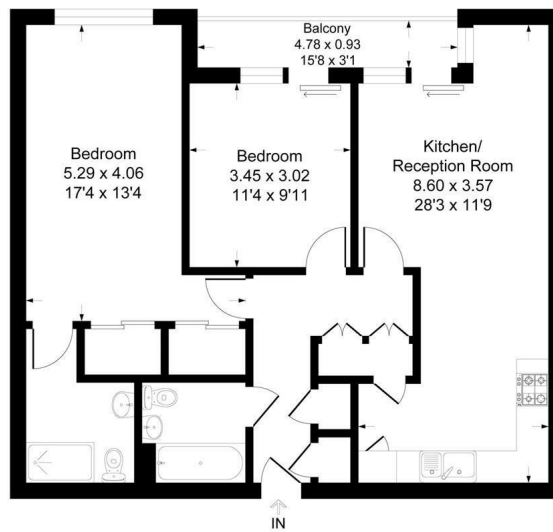








### Uno Apartments, Sherman Road, BR1


Approximate Gross Internal Area 78.3 sq m / 843 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 | 

2 | 

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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: 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

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