



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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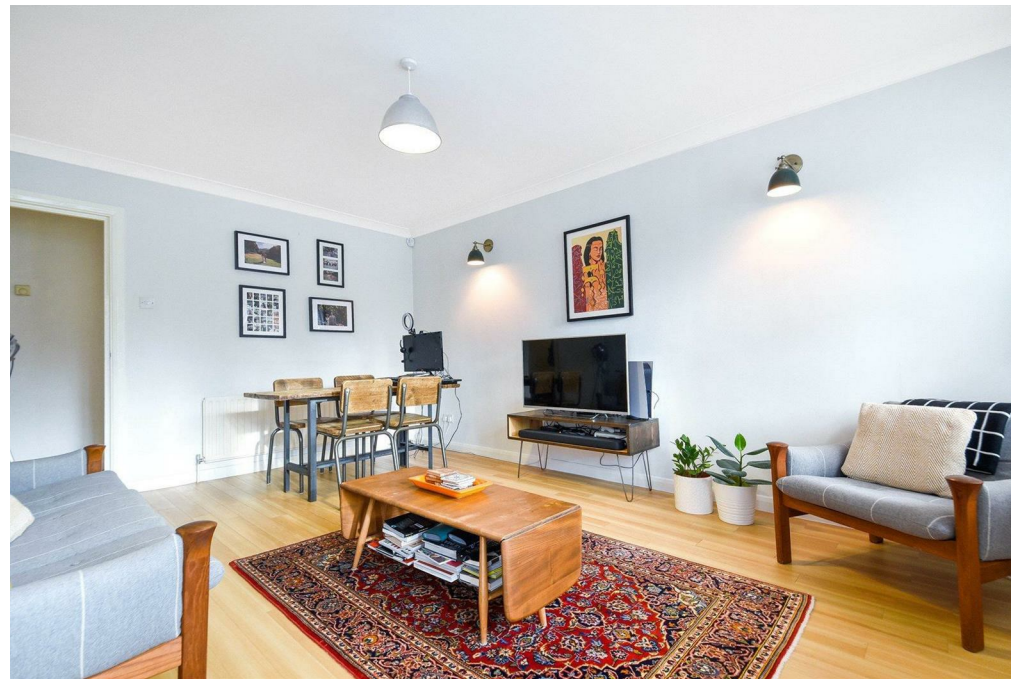
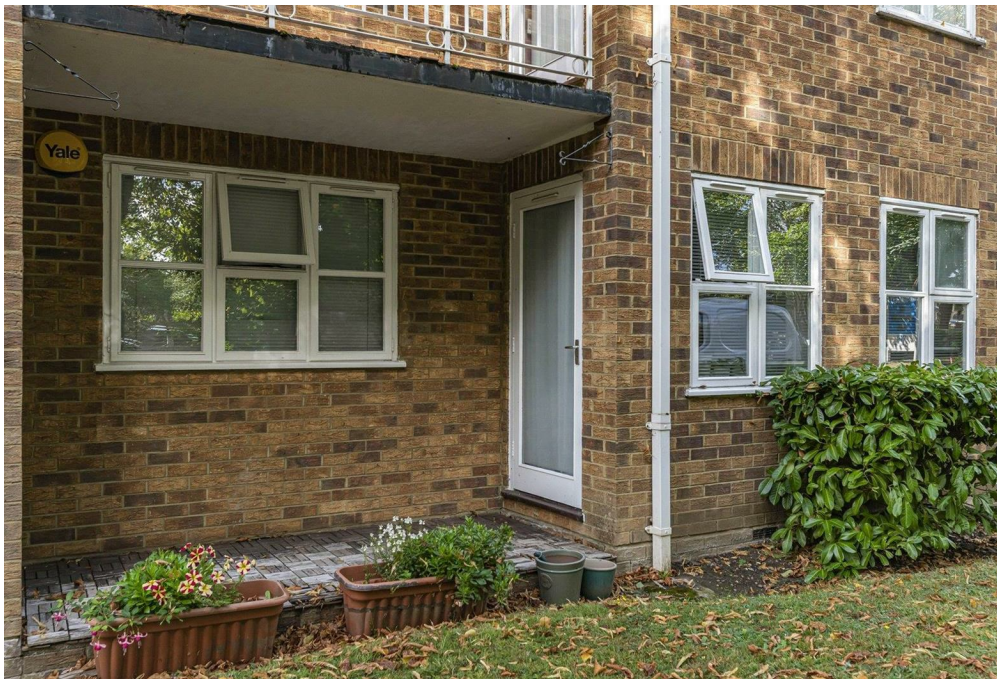
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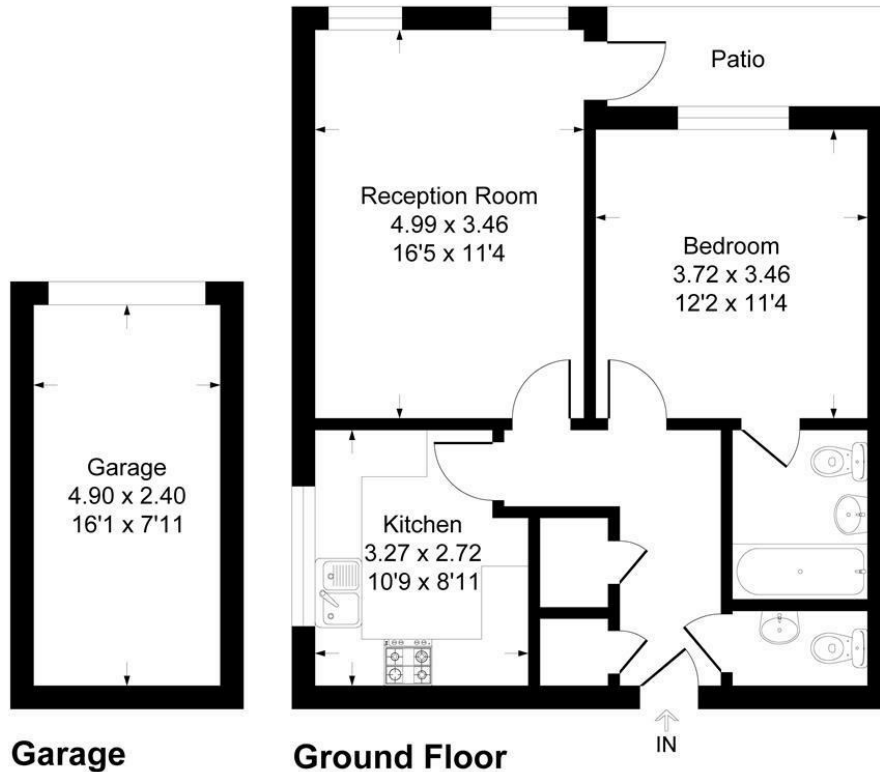


Wych Elm Lodge, London Lane, BR1

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

LOCAL AUTHORITY

TENURE

Leasehold

EPC RATING:

C

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

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

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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