

Sinclair  Hammelton

ASKING PRICE

**£1,250,000**

**Ravensbourne Avenue**

Bromley, BR2 0BP



## PROPERTY SUMMARY

Available exclusively through Sinclair Hammelton, this breathtaking Edwardian family home offers over 2,200 sq ft of stylish living accommodation, thoughtfully designed and beautifully decorated by the current owners. Ideally positioned close to local bus routes and just 0.1 miles from Shortlands Station, the property combines convenience with exceptional character. The accommodation begins with a stunning stained-glass front door and mosaic-tiled entrance hallway leading into a generous through lounge. To the rear, the home opens into a spectacular, exquisitely designed kitchen, dining and living space featuring a fully fitted kitchen with central island, exposed brick feature wall, window-seat glazing, courtyard access and Crittall-style doors. A utility room, shower room and additional storage complete the ground floor. The first floor offers three generous double bedrooms and a modern family bathroom. The top floor hosts a spacious principal bedroom with Juliet balcony and en-suite, along with a versatile fifth bedroom which can alternatively serve as a dressing room. Further benefits include off-street parking and mature secluded rear garden.

EPC: E

Freehold

COUNCIL TAX - F

Construction -

Mains Services -

Heating System -

5



2

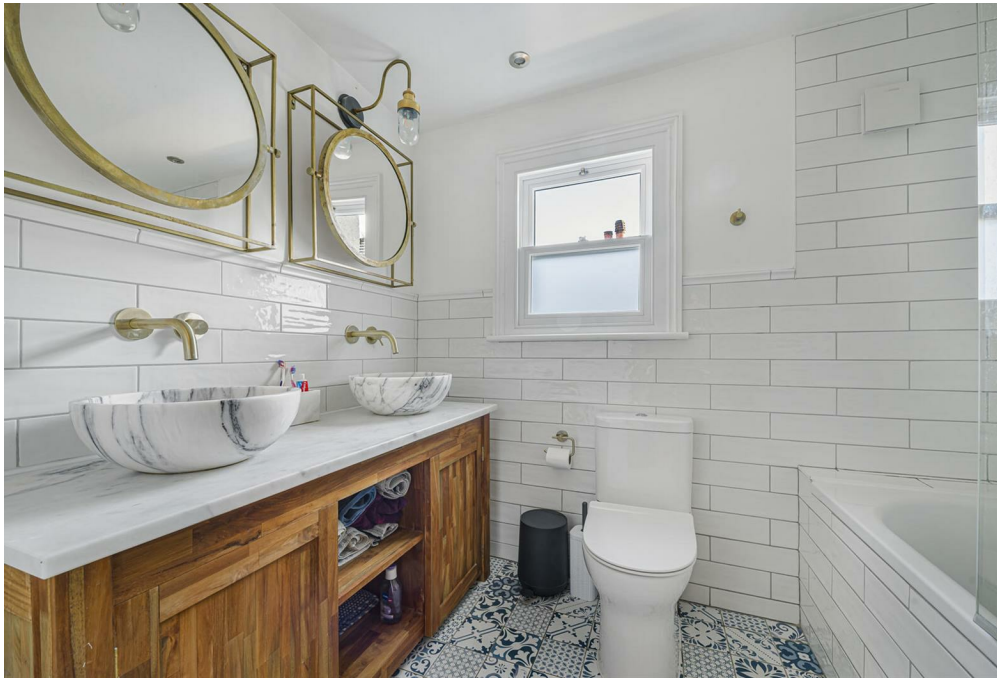


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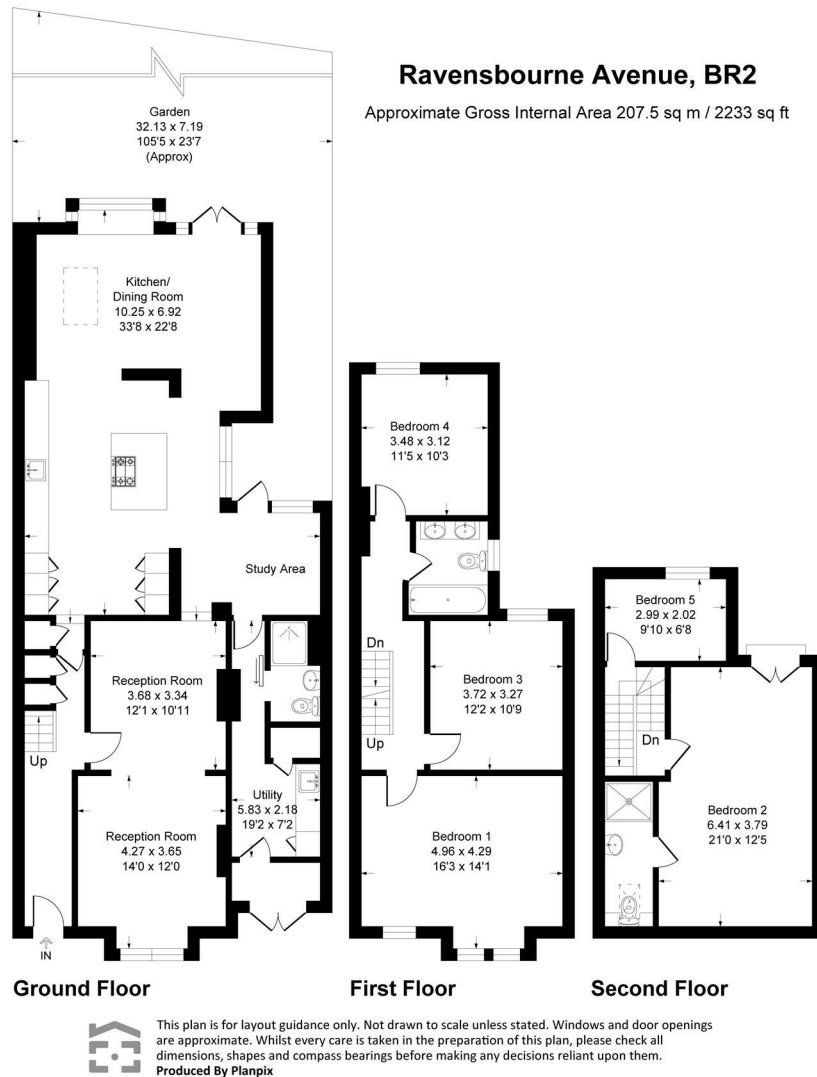












## LOCAL AUTHORITY

## TENURE

Freehold

## EPC RATING:

E

## COUNCIL TAX BAND

F

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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**

## OFFICE ADDRESS

23 High Street  
Bromley  
Kent  
BR1 1LG

## OFFICE DETAILS

0208 464 5566  
info@sinclairhammelton.co.uk