



GUIDE PRICE

**£400,000**

**71 Rodway Road**

Bromley, BR1 3JP



## PROPERTY SUMMARY

**\*\*CHAIN FREE \*\*GUIDE PRICE £400,000 - £425,000** This stunning two bedroom, two bathroom apartment is converted from this beautiful building and set within secure gates and delightful grounds, the property is set over two floors and occupies approximately 1000 SqFt (92.4Sqm) of living space!

Rodway Road is a popular tree lined road close to transport and shopping facilities at both Bromley North & Sundridge Park, with links into London terminals via Grove Park. Local schools include Scotts Park Primary School, Ravensbourne Secondary and Bullers Wood School for Girls. EPC: D

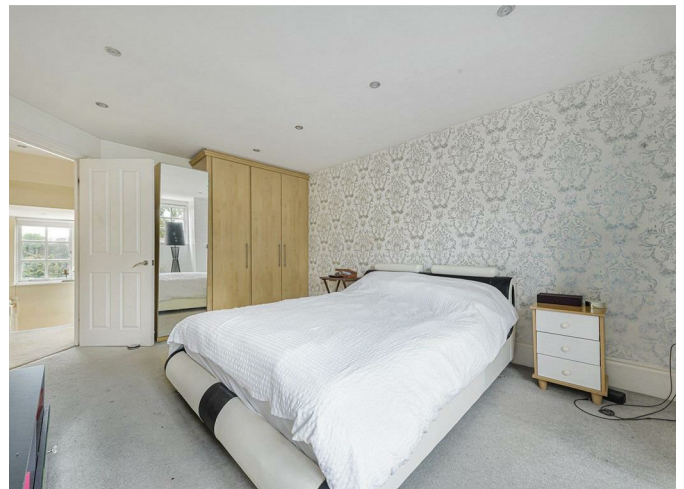
2



2



1





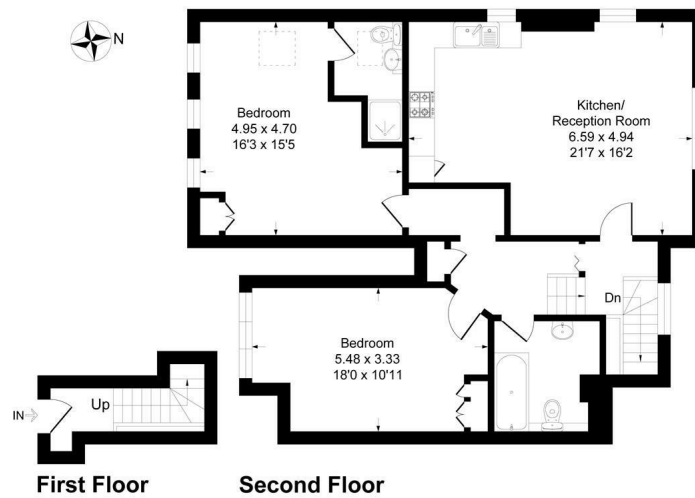




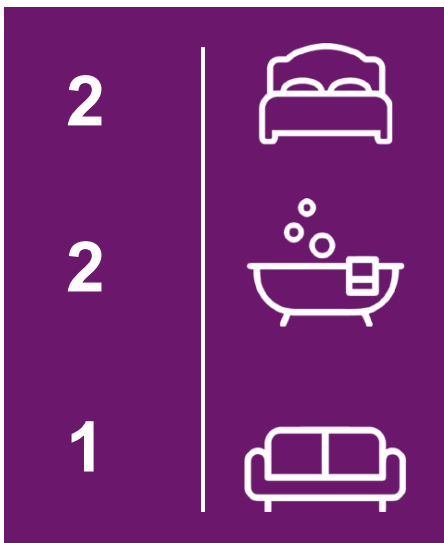


## Abingdon House, Rodway BR1

Approximate Gross Internal Area 96.0 sq m / 1034 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



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>		
(55-68) <b>D</b>	61	66
(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: D 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

Sinclair Hammelton

### OFFICE ADDRESS

23 High Street  
Bromley  
Kent  
BR1 1LG

### OFFICE DETAILS

0208 464 5566  
info@sinclairhammelton.co.uk