



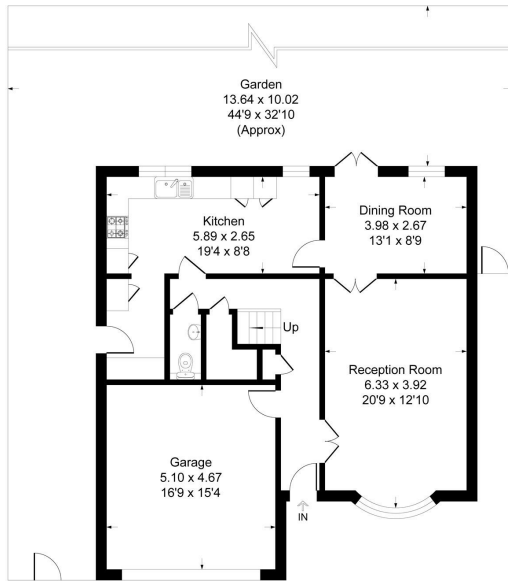
PRICE GUIDE

**£1,200,000**

**Copley Dene**

Bromley, BR1 2PW

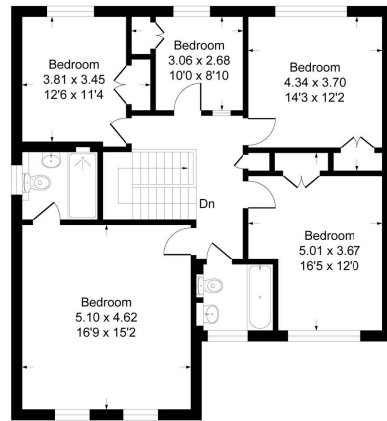
EPC RATING: C COUNCIL TAX BAND: G



Ground 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 Planpix



First Floor



### Copley Dene, BR1

Approximate Gross Internal Area  
168.8 sq m / 1817 sq ft  
Garage = 23.8 sq m / 256 sq ft  
Total = 192.6 sq m / 2073 sq ft



5

2

2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	78
		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



#### OFFICE ADDRESS

23 High Street  
Bromley  
Kent  
BR1 1LG

#### OFFICE DETAILS

0208 464 5566  
info@sinclairhammelton.co.uk  
<https://www.sinclairhammelton.co.uk/for-sale-in-bromley/>