



ASKING PRICE

**£400,000**

**Rushmore Close**

Bromley, BR1 2DJ

## PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this two bedroom ground floor maisonette with a private garden and garage en bloc. Conveniently located, the property is just a short walk to Bickley Station, approximately one mile from Bromley South and Chislehurst stations and close to local bus routes.

The living accommodation comprises an entrance porch leading into a hallway with built-in storage, two double bedrooms, a family bathroom, a separate kitchen and a spacious living/dining room with sliding doors opening directly onto the private garden.

Further benefits include a quiet cul-de-sac location and a garage en bloc. Lease will be extended on completion to 100 years.

2



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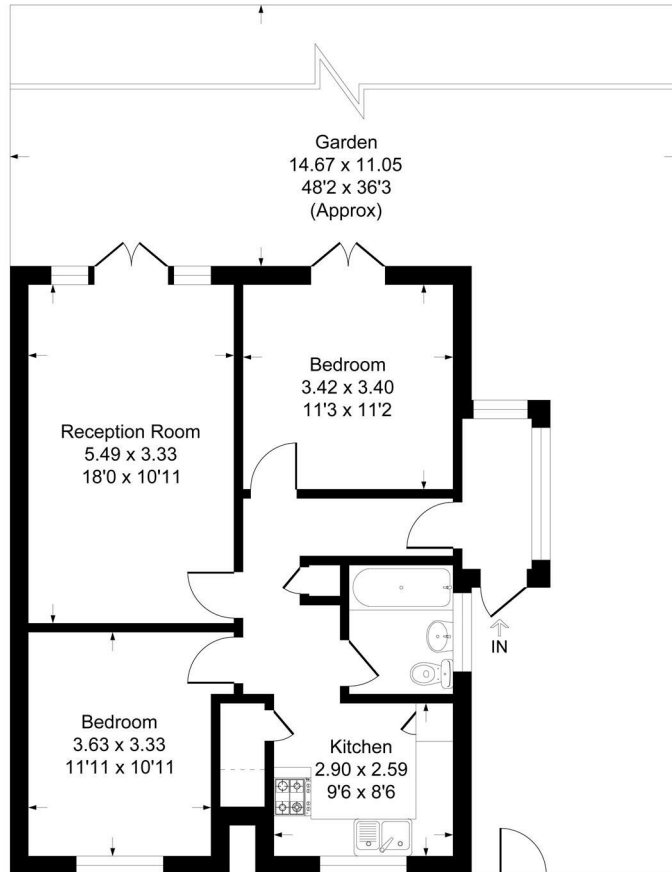






# Rushmore Close, BR1

Approximate Gross Internal Area 66.0 sq m / 711 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:

D

## COUNCIL TAX BAND

C

## 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			78
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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### OFFICE DETAILS

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