



ASKING PRICE

£450,000

College Road

Bromley, BR1 3PT

PROPERTY SUMMARY

Sinclair Hammelton are proud to bring to the market this sizeable three bedroom, two bathroom split-level apartment, offering over 1,344 sq ft of well-proportioned living accommodation.

Conveniently located less than a mile from four train stations – Bromley North, Sundridge Park, Bromley South and Shortlands – the property is ideally positioned for commuters and those seeking excellent transport links.

The accommodation comprises an inviting entrance hallway leading to a spacious reception room featuring a striking fireplace and an attractive bay window, two well-proportioned double bedrooms, a family bathroom and an additional WC.

Occupying the second floor is a generous kitchen/dining room, ideal for entertaining, together with an impressive principal bedroom benefitting from a walk-in wardrobe and a contemporary en-suite shower room.

Early viewing is highly recommended to fully appreciate the size, layout and convenient location this exceptional apartment has to offer.

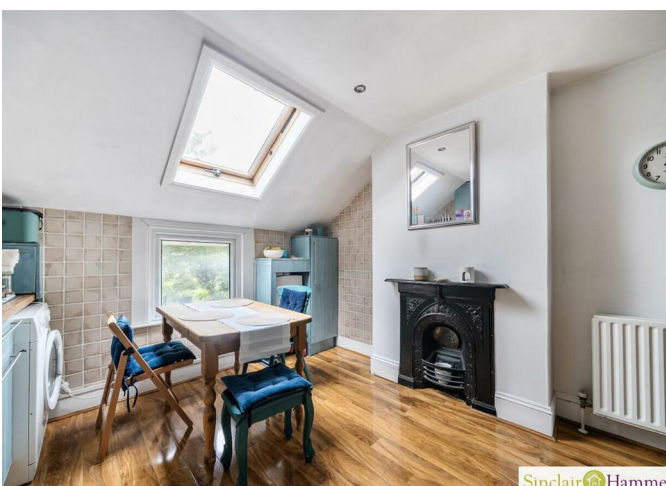
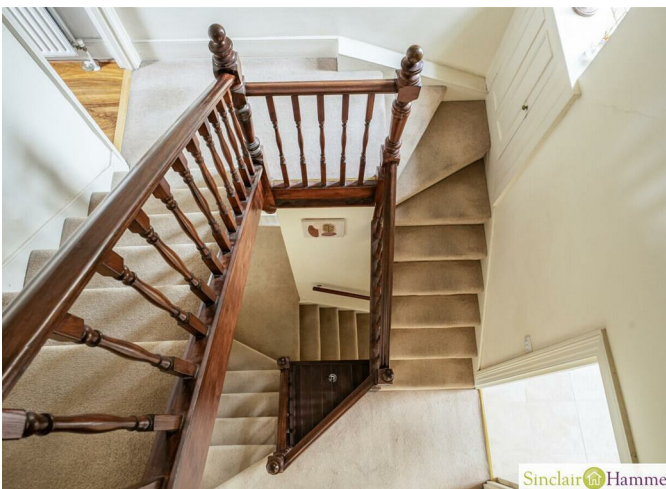
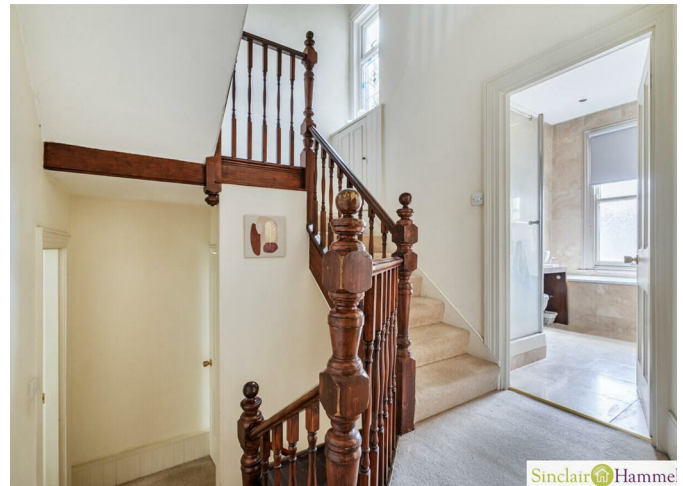
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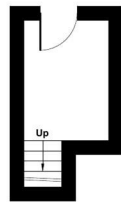
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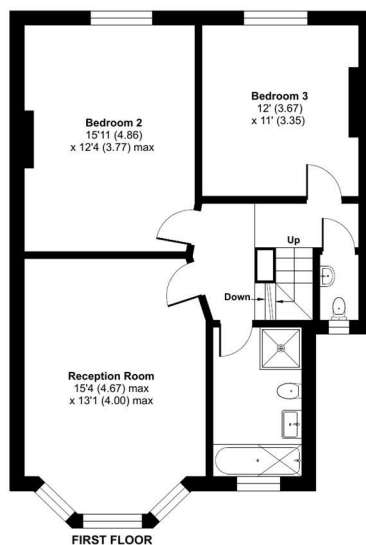




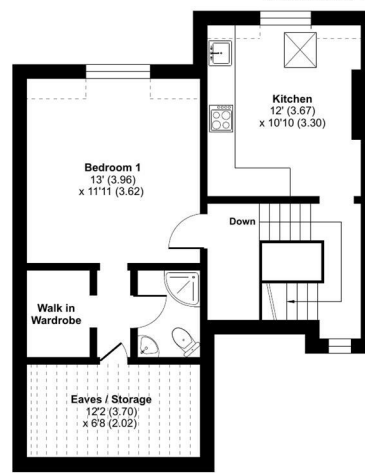
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

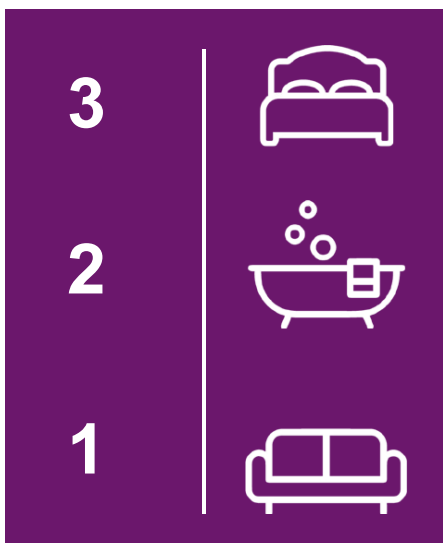
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Sinclair Hammelton CI & HL Investments Ltd. REF: 1480155

College Road, Bromley, BR1

Approximate Area = 1240 sq ft / 115.1 sq m
Including Limited Use Area(s) = 104 sq ft / 9.6 sq m
Total = 1344 sq ft / 124.7 sq m

For identification only - Not to scale

Sinclair Hammelton



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		
	57	73
England & Wales		
	EU Directive 2002/91/EC	

EPC RATING: D COUNCIL TAX BAND: B

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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