



Fla 3

Byne Road | | Bromley | SE26 5JG

£295,000



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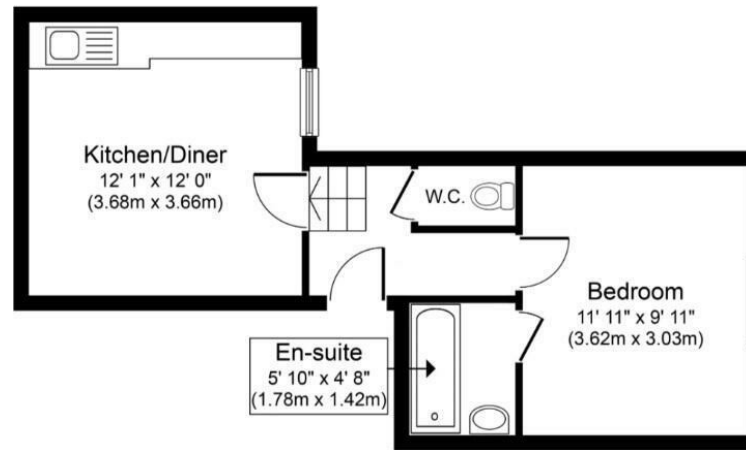
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Bromley | SE26 5JG
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Positioned on a quiet residential road in the heart of Sydenham (SE26), this well-presented one-bedroom split level first floor flat offers a practical layout, strong transport connectivity, and excellent entry-level value for both first-time buyers and investors.

The property comprises a bright and functional reception space, currently arranged with a comfortable seating area, leading through to a well-proportioned kitchen/diner (approx. 12'1 x 12'0). The kitchen is fitted with modern cabinetry, integrated oven, gas hob, extractor hood, and washing machine, with ample worktop space and natural light from the large window.

The double bedroom (11'11 x 9'11) is generously sized and benefits from direct access to a private en-suite bathroom, while a separate W.C. adds further practicality-an uncommon feature for a one-bedroom property at this price point.

- Open-plan kitchen/diner
- Fitted kitchen with integrated appliances
- Excellent transport links (Sydenham & Penge East nearby)
- Bright reception room
- En-suite bathroom + separate WC
- Ideal for first-time buyers or investors



Approximate Floor Area
349 sq. ft.
(32.4 sq. m.)

For Illustration Purposes Only - No to scale
This Floor Plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band B
EPC Rating D

467 Norwood Road
West Norwood
London
SE27 9DJ
02087610830
dean@movinginn.co.uk
www.movinginn.co.uk