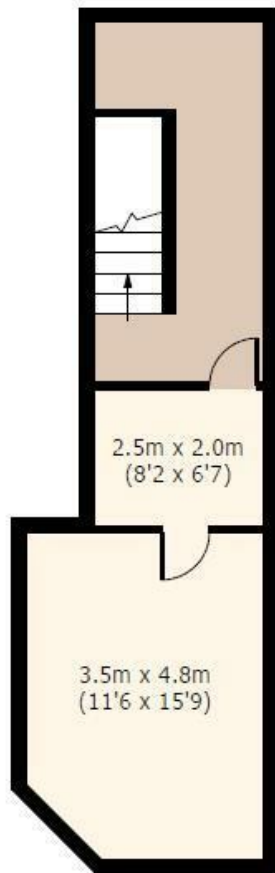


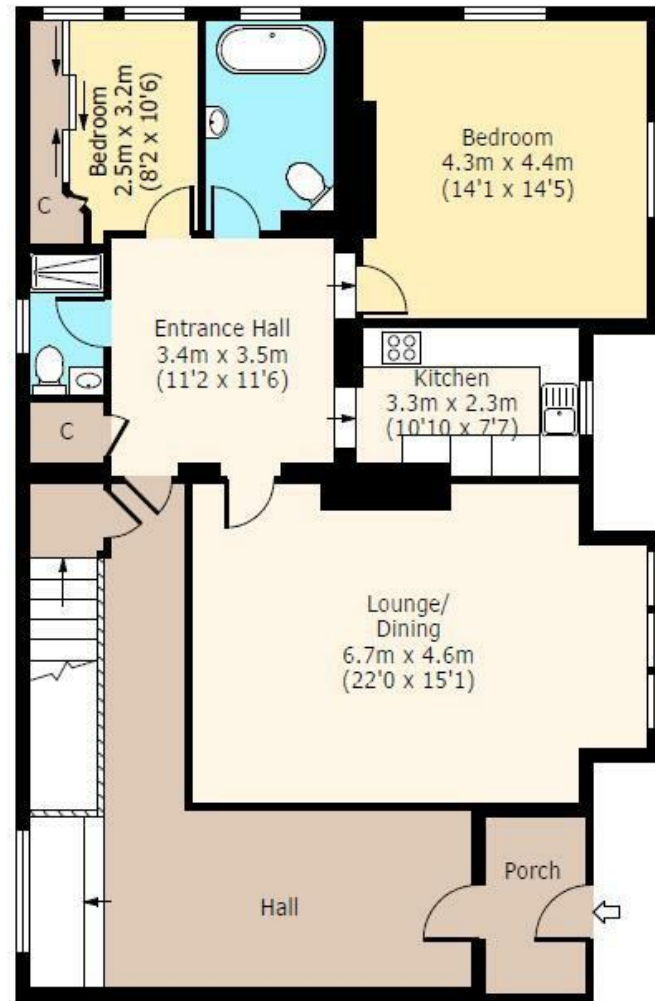
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Basement
Approx. 34.9 sq. meters
(376 sq. feet)



Ground Floor
Approx. 122.8 sq. meters
(1322 sq. feet)



Total area: approx. 157.7 sq. meters (1698 sq. feet)
For illustration purposes only - not to scale

CHURCH ROAD
BROMLEY

£1,900



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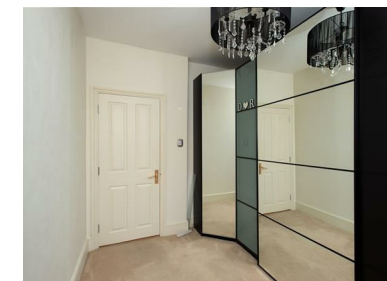
01689 850 111

locksbottom@anthonymartin.co.uk

www.anthonymartin.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



Forming part of this magnificent Victorian building which was converted in 2001 is this two bedroom flat forming part of the ground floor offering substantial accommodation including many delightful original features such as high ceilings and sash windows. The layout comprises of a larger than average entrance hall which is also currently used as a dining room, delightful 22'4 living room with original panelling and feature open fireplace Fitted modern kitchen with stainless steel and integral appliances, two double bedrooms, bathroom with a further shower room. There is also a extremely useful and large cellar with separate storage areas, secure car park behind electric gates and landscaped communal grounds. The location offers a short walk to Shortlands station with train links into central London and also Bromley town centre with a host of shopping facilities including The Glades and many fine restaurants.

Viewings come highly recommended to fully appreciate this stunning property.

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

CHURCH ROAD

BROMLEY

- 2 Bedrooms
- Large Entrance Hall
- Integrated Kitchen
- Available Immediately
- Secure Parking
- Basement Storage
- 22' Living Room
- No Pets
- Good Transport Links
- EPC TBA

