



ESTATE AGENT



Lake Avenue

Bromley, BR1 4EN

£325,000

*** Guide Price £325,000 - £335,000 ***

Forming part of an attractive detached Edwardian residence on Lake Avenue, this beautifully presented and recently renovated one-bedroom ground floor apartment combines period charm with modern style and private outdoor space, offering excellent transport links and within easy reach of Bromley town centre. Converted from a striking red-brick building, the property retains high ceilings, large sash-style windows and elegant detailing, complemented by tasteful contemporary finishes throughout.

Extending to approximately 601 sq ft (plus cellar), the accommodation is thoughtfully arranged and filled with natural light. The open-plan reception room/kitchen features a large bay window with plantation shutters, while the modern kitchen offers sleek cabinetry, wooden worktops and integrated appliances. The double bedroom benefits from fitted wardrobes and direct access to a private garden and decking area. The stylish shower room includes a walk-in shower, with the added convenience of a separate WC. A key feature is the private decked terrace, ideal for outdoor dining and entertaining, along with a front garden offering additional outdoor green space as well as potential for off-street parking. (Subject to the usual consents) The property also benefits from its own entrance to the front, under floor heating and a private section of cellar providing useful storage.

Situated on a highly regarded road in Sundridge Park, Bromley North, the property is close to Bromley town centre, The Glades and Bromley High Street. Sundridge Park station offers frequent services to London Bridge in around 25 minutes, making it ideal for commuters. EPC Rating D. Lease Term - 120 years.

- Ground Floor Apartment
- Forming Part of a Detached Edwardian Building
- Own Front Door
- Impressive Entrance Hallway
- Spacious Open-Plan Reception/Kitchen
- Double Bedroom with Fitted Wardrobes
- High Ceilings and Period Features
- Private Terrace and Garden Area
- Cellar storage
- Close to Sundridge Park Station (Zone 4)

Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 61 | 70 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EU Directive 2002/91/EC | | | |
| England & Wales | | | |



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