



# ESTATE AGENT



## Babbacombe Road

Bromley, BR1 3LN

£300,000

Located on a popular residential road in Bromley North, a short walk into Central Bromley, with its vast array of restaurants, bars and high street chains is this stylish two-bedroom first floor flat.

The property provides 566sq.ft of accommodation and is well presented and neutrally decorated throughout. Internally there is an entrance hallway with access to all rooms. An 18'0" x 11'11" double aspect open plan kitchen / reception room with modern fitted kitchen with built in gas hob, electric fan assisted oven and integrated dishwasher. The double bedroom overlooks the west facing communal garden to the rear of the property and there is a generously sized shower room. There is an addition bedroom ideally suited as a cot room / study and a separate utility room for the washing machine and tumble dryer. Other benefits include communal garden, low service charge, an extended lease and UPVC double glazing throughout.

Babbacombe Road is conveniently located within easy walking distance to Bromley High Street. There are trains going from nearby stations offering numerous links into central London, with Bromley South going direct to London Victoria and Bromley North going into London Bridge in as little as 27 mins. Bromley High Street offers a selection of retail shops, supermarkets, restaurants and fast-food outlets. An ideal location and property for a first-time or a buy-to-let purchase.

Lease currently being extended from 89 years to 178 years.

EPC Rating C

- Sold with Extended Lease
- First Floor Apartment
- West Facing Communal Garden
- Quiet Residential Road
- No Service Charge
- Close to Transport Links
- Modern Kitchen and Bathroom
- Utility Room
- No Onward Chain
- Ideal First-time or Buy-to-let-Purchase

### Viewing

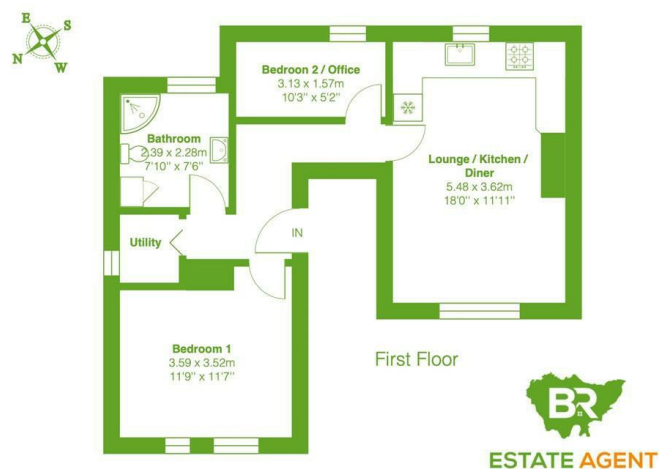
Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.





## Floor Plan

## Area Map

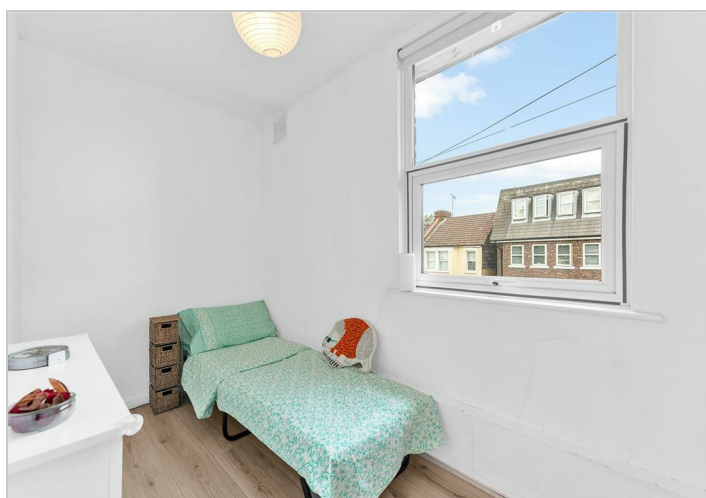


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	EU Directive



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