



## **Addison Road, Bromley, BR2 9RS**

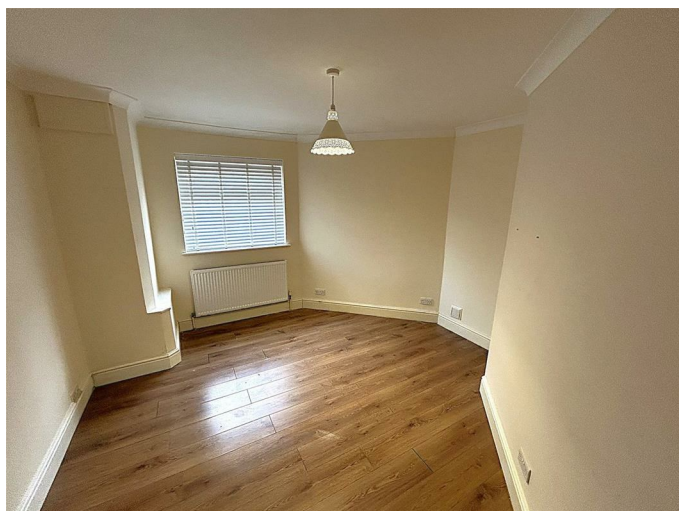
**£375,000 Leasehold**

Spacious self contained 'Chain Free' ground floor apartment in the ever popular Chatterton Village area with its amazing restaurants, pub and local shops. Excellent local schools include Raglan Primary School within walking distance and Whitehall Recreation Ground can be seen from the apartment for pleasant strolls. The unique layout with long inner hallway leading to the 16' x 11' lounge/diner and 11'3 x 9'3 fully integrated fitted kitchen with handleless soft close white units, modern shower room with double shower with overhead deluge rainfall showerhead with wand and two bedrooms. Access to the rear garden is via French doors from the lounge/diner with AstroTurf and decking areas and parking space to side accessed by swing gates. To the front is a small courtyard garden with another parking space to side. Your earliest viewing is recommended.

**ENTRANCE HALL 10'9" x 6'5" (I-shaped) (3.28m x 1.96m (I-shaped))**

Composite front door with opaque glazed inserts, opaque double glazed window to side, coving, radiator and laminated wood flooring.

**BEDROOM ONE 12'9 x 12'5 (max) (3.89m x 3.78m (max))**



Double glazed window to side with fitted blinds, coving, radiator and laminated wood flooring.

**INNER HALLWAY 20'1 x 4'2 (6.12m x 1.27m)**

High level opaque double glazed window to side, coving, radiator, storage cupboard and laminated wood flooring.

**SHOWER ROOM 8'3 x 5'5 (2.51m x 1.65m)**



Automatic light and extractor fan, tiled floor, half tiled wall with full tile to shower area. Coving, chrome ladder towel warmer, low level WC, wall mounted wash hand basin on vanity unit with mirror above, double shower with screen and drying area, wall mounted controls overhead deluge rainfall showerhead and hand wand.

**OPEN PLAN LOUNGE/DINER 16' x 11' (4.88m x 3.35m)**



Double glazed French doors with fitted blinds to side leading to garden. Coving, radiator, down lights and wood laminate flooring.

**OPEN PLAN FITTED KITCHEN 11'3 x 9' (3.43m x 2.74m)**



Double glazed window to side with fitted blinds, coving, down lights, wood laminate flooring and modern full height barrel radiator. Range of modern handleless soft close wall and base units in white with white worktops, local tiling and Vaillant combination boiler in wall unit. Stainless steel sink with mixer tap and drainer, integrated Zanussi induction hob with electric oven below and brushed steel extractor hood over, Hotpoint washing machine, Neue dish washer and Indesit fridge/freezer.

## BEDROOM TWO 11'3 x 7'9 (3.43m x 2.36m)

COUNCIL TAX BAND 'C'



Double glazed window to side with fitted blind, coving, radiator and wood laminate flooring.

## REAR GARDEN & PARKING



Approximately 25' square with outside light and tap, AstroTurf and decking areas and swing gates allowing access to secure parking space.

## FRONT GARDEN & PARKING



Small courtyard front garden with path to front door and off street parking space to side.

## LEASE & CHARGES

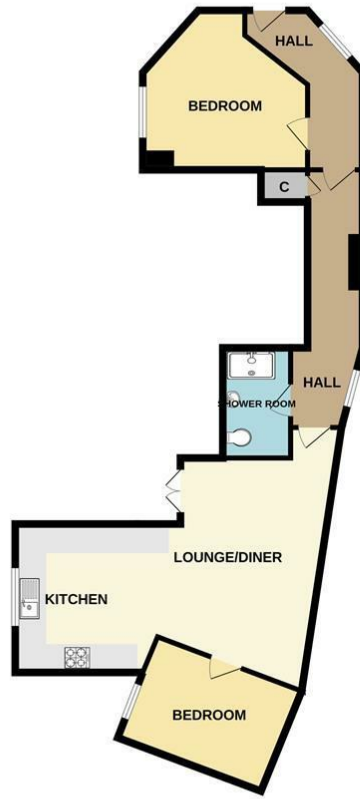
The lease has 98 years remaining. The annual cost of insurance and ground rent is £436.

## TOTAL FLOOR AREA

The internal area as per the Energy Performance Certificate is 63sqm (Approx 678qft)

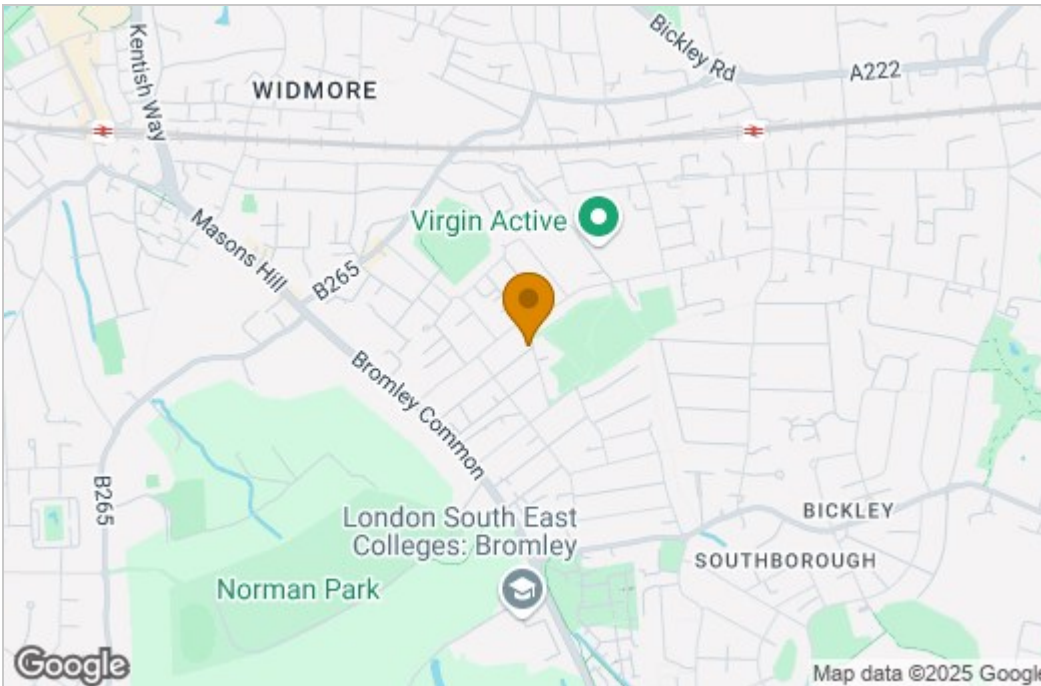
# Floor Plan

GROUND FLOOR

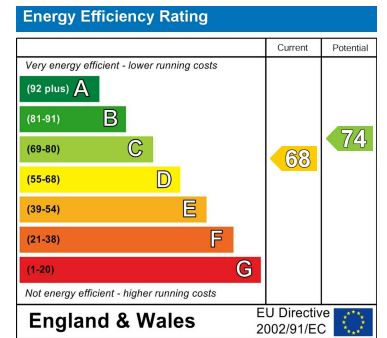


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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