

**Beckenham/Bromley**

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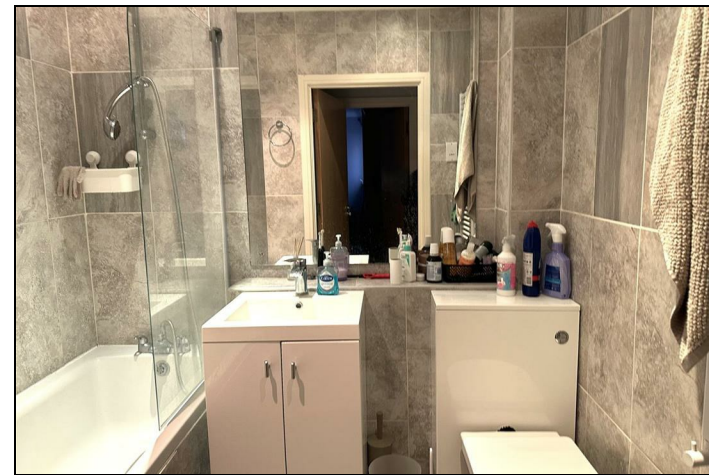
**Offices also at:**

**Green St Green**  
T: 01689 850136

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**Petts Wood**  
T: 01689 819991

**Lettings**  
T: 01689 850983



**41 Hardwick House, Masons Hill, Bromley, Kent, BR2 9GW**

**LEASEHOLD**

**OFFERS IN EXCESS OF £350,000**

'Chain Free' two bedroom apartment on Masons Hill just a short walk from Bromley South mainline train station with fast links to London Victoria in just 17 minutes, Bromley High Street and shopping centre. The property offers master bedroom with en suite shower room, second double bedroom, family bathroom, fitted kitchen and 24'3 x 11'2 lounge/diner with Juliet balcony overlooking the rear with great views of Bromley. There is also an allocated gated parking space and a long lease. Ideal for the professional person(s) with easy access to London and all the amenities you could hope for.

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>	<b>75</b> <b>75</b>
(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	
England & Wales	
EU Directive 2002/91/EC	

- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- CHAIN FREE
- FITTED KITCHEN
- ALLOCATED GATED PARKING SPACE
- LONG LEASE
- SHORT WALK TO BROMLEY SOUTH STATION & HIGH STREET
- SECOND DOUBLE BEDROOM
- 24'3 X 11'2 LOUNGE/DINER
- FAMILY BATHROOM
- FORTH FLOOR REAR FACING WITH LIFT

#### COMMUNAL ENTRANCE

Video entry phone operated front door leads into communal entrance hall with stairs and lifts to all floors.

#### ENTRANCE HALL 15'1 x 3'7 (4.60m x 1.09m)

Hardwood front door leads into entrance hall with radiator, wood flooring, wall mounted video entry phone, airing and cloaks cupboards.

#### LOUNGE/DINER 24'3 x 11'2 (7.39m x 3.40m)

Double glazed French doors to rear with Juliet balcony and double glazed windows either side, coving, radiator and wood flooring.

#### FITTED KITCHEN 8'11 x 5'9 (2.72m x 1.75m)

Range of modern wall and base units with wooden work surfaces over, stainless steel sink with mixer tap and drainer. Integrated four ring gas hob with brushed steel splashback and extractor hood over, space and plumbing for washing machine, space for tall fridge-freezer and ceramic tiled floor.

#### BEDROOM ONE 13'11 x 10'2 (4.24m x 3.10m)

Double glazed window to side, radiator and range of fitted wardrobes.

#### EN SUITE SHOWER ROOM 6'2 x 5' (1.88m x 1.52m)

Fully tiled walls and floor, white ladder towel warmer and extractor fan. Double shower cubicle with wall mounted thermostatic mixer tap, concealed cistern low level WC, wall mounted mirror and wash hand basin on vanity unit with mono bloc mixer tap.

#### BEDROOM TWO 14'3 x 8'5 (4.34m x 2.57m)

Double glazed window to rear, radiator and range of fitted wardrobes.

#### FAMILY BATHROOM 6'7 x 5'9 (2.01m x 1.75m)

Fully tiled walls and floor, electric shaver point, extractor fan and white ladder towel warmer. Panel bath with shower mixer tap and screen, concealed cistern low level WC, wall mounted mirror and wash hand basin on vanity unit with mono bloc mixer tap.

#### PARKING

Gated allocated residents parking to rear.

#### LEASE & CHARGES

The lease is for 155 years from 2007 with 137 years remaining. The current charges are approximately £1323.43 per half year, ground rent is £417.17 per annum.

#### TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 69sqm (Approx. 743sqft)

#### COUNCIL TAX BAND 'D'

#### Directions

From Bromley South Station proceed up Masons Hill and turn right at the lights. Hardwick House is just after Bristol Street Motors on the left hand side. To access the parking turn into Wendover Road and the gates are to your left.

