

## 2 Bedroom Flat for Rent - **£1,565 per month**

Langdon Road, Bromley, Kent, BR2 9JS



### KEY FEATURES

- AVAILABLE NOW • GROUND FLOOR PERIOD GARDEN APARTMENT • TWO LARGE BEDROOMS •
- RECEPTION ROOM • FITTED KITCHEN • SHOWER ROOM • PRIVATE REAR GARDEN • DOUBLE GLAZED •
- CONVERTED EDWARDIAN PROPERTY • COUNCIL TAX BAND D



## Description

We are pleased to offer for rental this very Charming ground floor 2-bedroom period conversion garden flat, set in a converted Edwardian semi-detached house. Occupying the entire ground floor, the accommodation comprises of an entrance hall, two spacious double bedrooms, lounge/diner, fitted kitchen and large double shower room and bonus utility area.

Decorated in neutral tones throughout, the property also boasts a private garden to rear and is situated in an envious central location just a few minutes walk from Bromley South Station and the High Street. Available unfurnished. Viewings by appointment.

## Location

Located just a short 5-minute walk away from Bromley South Station, giving easy access to Central London in as little as 15 minutes. Bromley Town Centre is equally close by with its wide array of shops, restaurants, theatre and sports facilities.

## Ground Floor

**ENTRANCE HALL** - Via own front door, laminate flooring, radiator.

**RECEPTION ROOM** - 13' 8" x 12' 7" (4.18m x 3.84m) Double glazed window to side, double radiator, carpet.

**BEDROOM ONE** - 16' 6" x 16' 1" (5.04m x 4.91m) Double glazed bay window to front, double radiator, feature fireplace, carpet.

**BEDROOM TWO** - 16' 3" x 12' 6" (4.97m x 3.82m) Two double radiators, carpet, double glazed French style doors to rear garden, feature fireplace.

**FITTED KITCHEN** - 12' 3" x 12' 1" (3.75m x 3.7m) White fitted kitchen with a range of wall and base units with work tops over, stainless steel sink unit with hot and cold taps, freestanding cooker, fridge, larder cupboard with shelving, double glazed window to side, double glazed door to side.

**LOBBY AREA** - Frosted double glazed window to side, space and plumbing for washing machine, tiled flooring, cupboard housing boiler. Door to

**BATHROOM** - 8' 0" x 7' 11" (2.47m x 2.42m) Bathroom suite comprising of double shower cubicle, low level wc, wash hand basin, radiator, fully tiled, double glazed frosted window to rear, extractor.

## Exterior

**REAR GARDEN** - Private rear garden with side access and gate to the front, patio area, trees and shrubs.



GROUND FLOOR  
829 sq.ft. (77.0 sq.m.) approx.



GROUND FLOOR FLAT

TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		