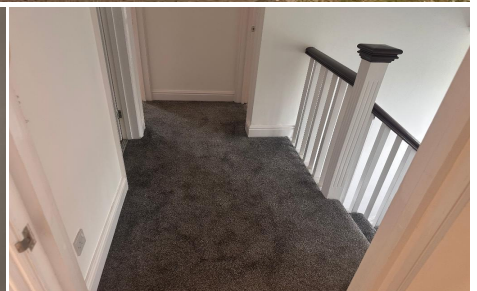
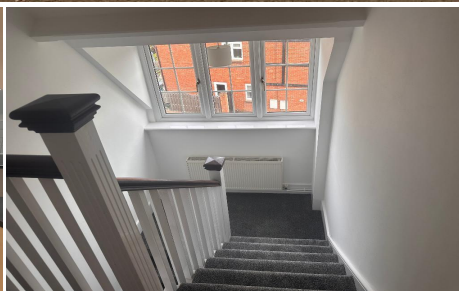


## 2 Bedroom Flat for Rent - £1,500 per month

Scotts Lane, Shortlands, Bromley, Kent, BR2 0LX



### KEY FEATURES

- TOP FLOOR VICTORIAN APARTMENT • TWO BEDROOMS • LOUNGE/RECEPTION • RECENTLY REFURBISHED WITH NEUTRAL DECOR • NEW WHITE BATHROOM SUITE • GAS CENTRAL HEATING & DOUBLE GLAZING • ALLOCATED PARKING SPACE TO REAR • SHORTLANDS STATION WITHIN EASY REACH
- EPC RATING • COUNCIL TAX BAND C

## Description

Available now, is this desirable two bedroom top floor floor Victorian apartment, situated in the sought after Shortlands area of Bromley. The conversion flat has been refurbished to a high standard in a substantial Victorian style house conveniently located for Shortlands mainline station.

The property comprises of two bedrooms, white bathroom suite, fitted kitchen area, reception room and own allocated parking space to the front of the property.

Call us today for an appointment to view on 01689 873796

## Location

Scotts Lane is within good proximity to the heart of Beckenham which offers a great range of shops, restaurants and amenities. The nearest station is Shortlands station (Zone: 4), Bromley South station (Zone: 5) or Ravensbourne station (Zone: 4)

## Ground Floor

**ENTRANCE HALLWAY** - Door to communal hall, laminate flooring, radiator, entryphone

## Second Floor

**KITCHEN** - 15' 10" x 6' 9" (4.83m x 2.08m) Selection of base units with worktops over. Recessed spotlights. Gas hob and electric oven. Stainless steel sunk unit. Washing machine, undercounter fridge and undercounter freezer to be provided. Two velux roof windows. Laminate flooring leading to:

**LOUNGE/RECEPTION** - 16' 9" x 6' 9" (5.11m x 2.08m) Laminate flooring, recessed spotlights, double glazed windows. Radiator.

**BEDROOM ONE** - 16' 9" x 11' 10" (5.11m x 3.61m) Laminate flooring. double glazed window overlooking rear with radiator under.

**BEDROOM TWO** - 18' 2" x 8' 2" (5.56m x 2.51m) Laminate flooring with double glazed window to front and radiator under. Under eaves storage. Recessed spotlights.

**FAMILY BATHROOM** - Refurbished family bathroom with white suite, bath with shower over and shower screen, low level wc and heated towel rail and basin with vanity unit under. Fully tiled behind bath and half tiled throughout rest of bathroom. Wood effect flooring. Recessed spotlights.

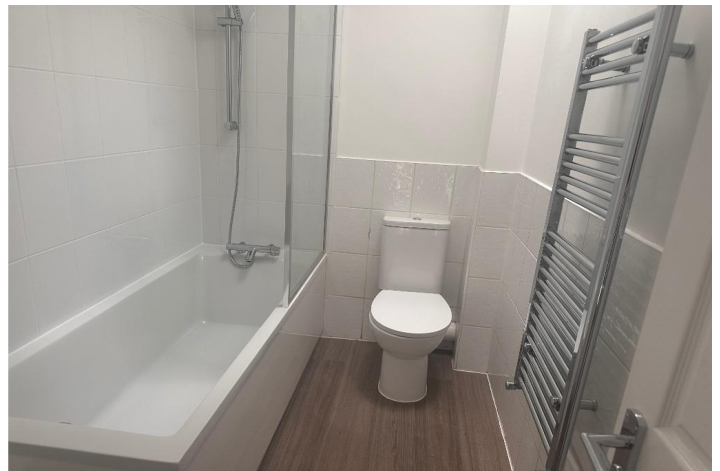
**HALLWAY** - Private entrance to hallway leading to top floor. Carpeted. Double glazed window overlooking side with radiator under. Recessed spotlighting.



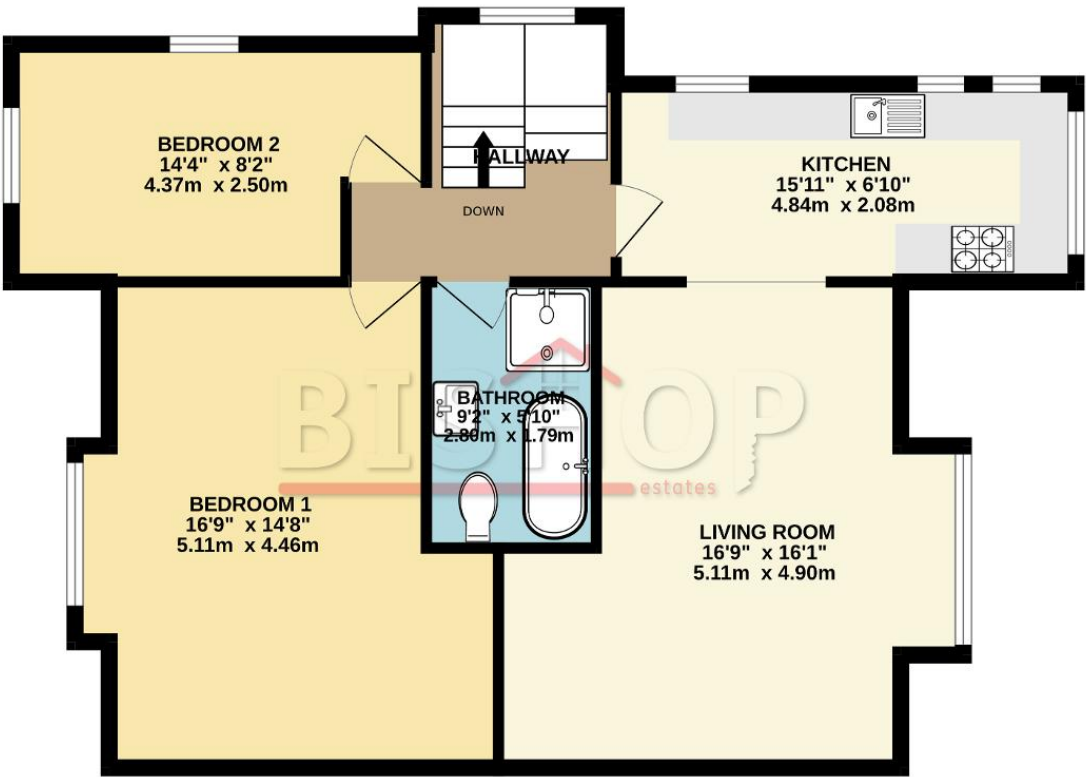


## Exterior

**ALLOCATED CAR PARKING** - Allocated space to rear of property.



SECOND FLOOR  
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

IMPORTANT NOTE TO TENANTS:

We liaise closely with our landlord to ensure our particulars accurate and reliable, however, they do not constitute or form

part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans, where included, may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. All rental properties are available for a minimum term and there may not be a provision for a break clause. Please contact the branch for details. A security deposit of at least five weeks equivalent rent is required and will be lodged with the Deposit Protection Service for managed properties. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in every case. Not all landlords are willing to accept pets within their property.