



19 Russell Court 1 London Lane

Bromley, BR1 4HX

£1,650 Per Month EPC: E

 **Maguire Baylis**



A superb top floor apartment providing spacious two double bedroom accommodation and private balcony.

This super property, which is offered to let unfurnished, forms part of a popular and well located purpose built block, which is within 1 mile of Bromley town centre and easy reach of Sundridge Park local shops and train station.

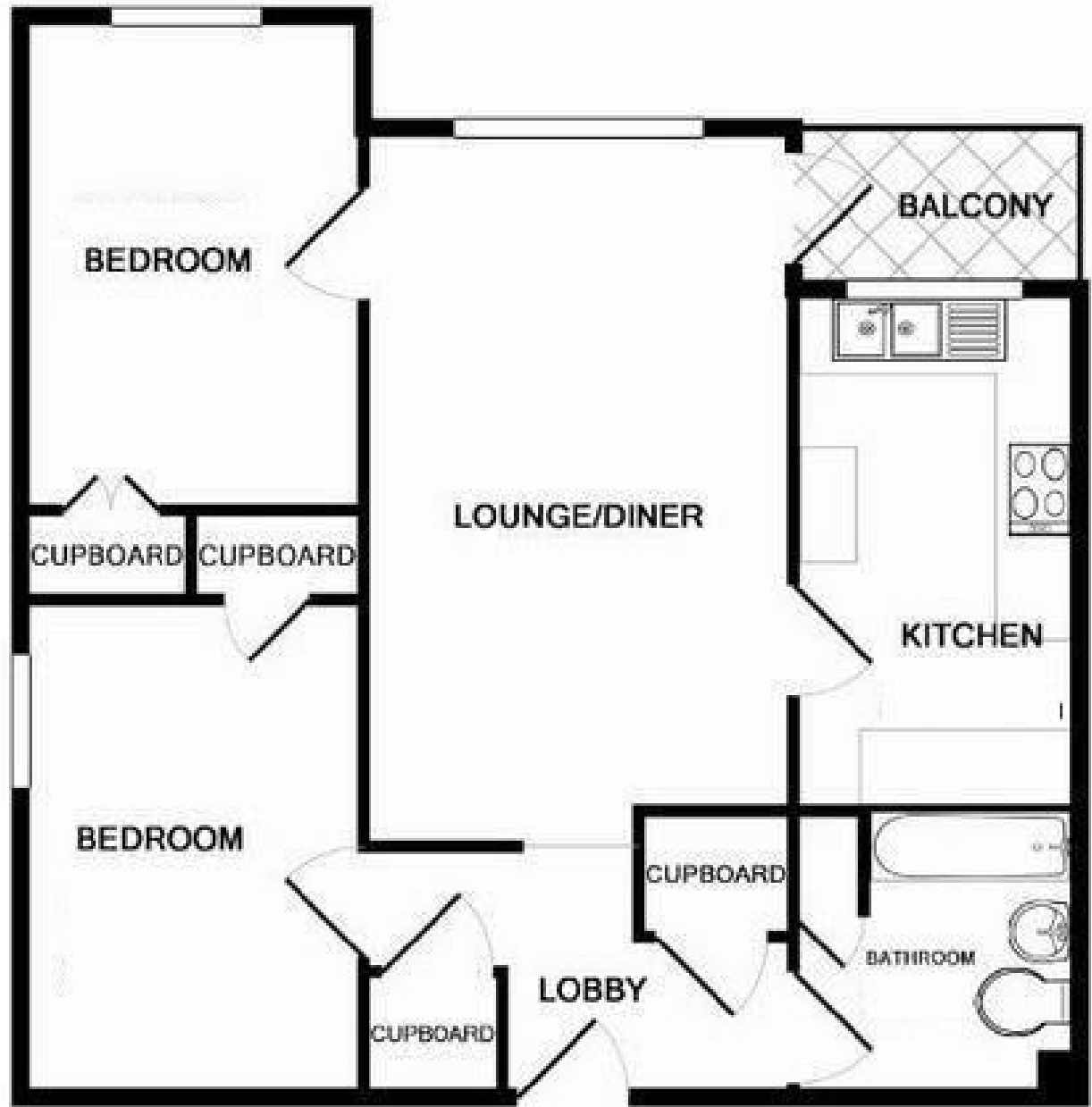
Internally, the accommodation comprises: a welcoming entrance hallway with two useful built-in storage cupboards; an impressive reception room with large double glazed window overlooking the rear gardens and leading to the private balcony; two good size double bedroom with built-in wardrobes; large fitted kitchen with appliances; bathroom with shower over the bath.

Outside, the property features extensive and well kept communal grounds, plus a private garage to the rear.

No pets permitted in the block.

- SPACIOUS TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- PRIVATE BALCONY TO REAR
- LARGE LIVING ROOM
- BATHROOM WITH SHOWER OVER BATH
- FULLY FITTED KITCHEN
- POPULAR AND ATTRACTIVE LOCATION
- EASY REACH TOWN CENTRE & SUNDRIDGE PARK LOCAL SHOPS
- PRIVATE GARAGE TO REAR
- UNFURNISHED ** AVAILABLE 1st MAY





TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

COMMUNAL HALLWAY

Stairs to top (second) floor.

ENTRANCE HALL

Open plan entrance hall with solid wood flooring; two large storage cupboards; Entryphone handset. Open to:

LIVING ROOM

17'3 x 11'4 (5.26m x 3.45m)

Large double glazed window to rear; double glazed door to balcony; woodblock flooring; radiator.

BALCONY

6'9 x 3'10 (2.06m x 1.17m)

Covered private balcony overlooking the rear, wood floor.

KITCHEN

13' x 7'4 (3.96m x 2.24m)

Double glazed window to rear; fitted with a comprehensive range of wall and base units with wooden effect worktops to three walls; inset stainless steel sink; built-in gas hob with extractor hood over; electric oven; integrated dishwasher; washing machine; fridge/freezer. Tiled floor; gas combi boiler; radiator.

BEDROOM 1

12'10 x 9' (3.91m x 2.74m)

Double glazed window to rear; built-in double wardrobe; radiator.

BEDROOM 2

12' x 9' (3.66m x 2.74m)

Double glazed window to side; built-in storage cupboard; radiator.

BATHROOM

Suite comprising panelled bath with mixer tap/shower attachment; fitted glass shower screen; pedestal wash basin; WC; part tiled walls; vinyl flooring; heated towel rail; extractor fan.

COMMUNAL GARDEN

Attractive communal; grounds, mainly lawned.

GARAGE/PARKING

Single garage to rear. Approached via Park Avenue. Block on right, 3rd garage from the end.

COUNCIL TAX

London Borough of Bromley - Band C



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.