



16A Letchworth Drive

Bromley, BR2 9BE

**£325,000 Leasehold EPC: Band D**

 **Maguire Baylis**



GUIDE PRICE £325,000 - £350,000 This spacious three-bedroom split-level flat is offered with no forward chain and is conveniently situated above retail premises within a small parade of shops.

Ideally located close to Bromley Town Centre, with its wide range of shops, restaurants, and excellent transport links into London, the property provides generous accommodation throughout. Features include three double bedrooms, a large L-shaped lounge/dining area with an open-plan kitchen, and a bathroom fitted with a white suite.

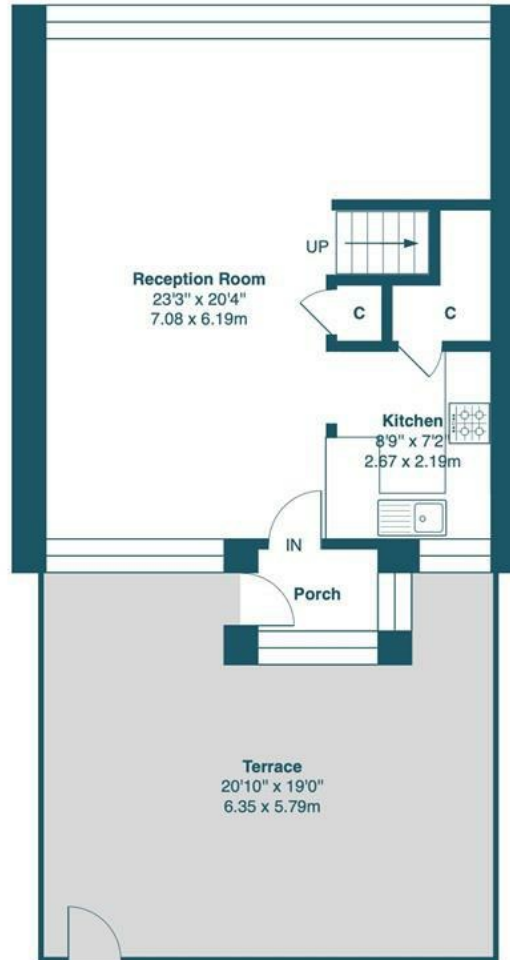
Further benefits include a private patio area, gas central heating, and double glazing. Offered with no forward chain, the property would make an ideal first-time purchase or buy-to-let investment.

- CHAIN FREE
- THREE BEDROOM SPLIT LEVEL FLAT
- PRIVATE PATIO AREA
- RECENTLY RE-DECORATED AND NEWLY FITTED CARPETS
- CLOSE TO BROMLEY TOWN CENTRE AND BROMLEY SOUTH STATION
- CLOSE TO LOCAL PARADE OF SHOPS
- IDEAL FIRST TIME PURCHASE OR INVESTMENT
- WALKING DISTANCE TO NORMAN PARK
- 97 YEARS REMAINING ON THE LEASE

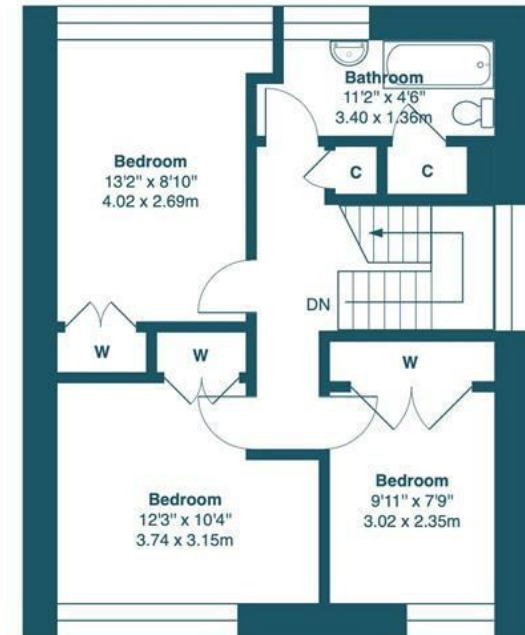


# Letchworth Drive, BR2

Approximate Gross Internal Area = 1055 sq ft / 98.1 sq m



First Floor



Second Floor



This floor plan was produced using RICS measurements standards 2nd edition.  
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,  
shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.  
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### **PORCH**

Double glazed windows and doors.

### **OPEN PLAN RECEPTION ROOM/KITCHEN**

Double glazed windows to front and rear, newly laid carpet, storage cupboard, stairs to landing, fitted kitchen with wall and base units, boiler.

### **MASTER BEDROOM**

Double glazed window to front, newly laid carpet, fitted wardrobe.

### **BEDROOM TWO**

Double glazed window to rear, newly laid carpet, fitted wardrobes.

### **BEDROOM THREE**

Double glazed window to front, newly laid carpet.

### **BATHROOM**

Frosted double glazed window, fully tiled walls, bath, w/c and wash hand basin.

### **PATIO**

Gated, private patio area to the front.

### **COUNCIL TAX**

London borough of Bromley council tax band - C

### **LOCATION**

///tasty.casual.inch

### **LEASE DETAILS**

Lease: 97 years remaining

Service Charge: £1,000 P/A approx.

Ground Rent: £80 P/A approx.



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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.