



Flat 7, Suffolk House 2 South Hill Road

Bromley, BR2 0RA

£2,750 Per Month **EPC: B**

 **Maguire Baylis**



Rarely Available – Stunning Penthouse Apartment with Secluded Roof Terrace

Maguire Baylis are delighted to present one of the most impressive apartments to come to the local rental market – this super penthouse offers exceptional space, style and privacy, set within a sought-after and well-maintained development in a prime Bromley location.

Boasting approximately 1,500 sq ft of internal accommodation, the property offers a versatile layout with generous proportions throughout, including a large double-aspect lounge, separate dining room, and a well-appointed kitchen with integrated appliances.

There are three double bedrooms and three bathrooms, making this an ideal home for professional sharers, families or those seeking plenty of guest space.

One of the standout features is the large and completely secluded private roof terrace – a superb outdoor area perfect for entertaining, relaxing or simply enjoying the open outlook.

Further benefits include two secure allocated parking spaces, attractive communal grounds, and a peaceful yet convenient setting, just opposite South Hill Park, close to Bromley South station and a range of local amenities.

Available unfurnished. Early viewing strongly advised – exceptional homes like this rarely come to the rental market.

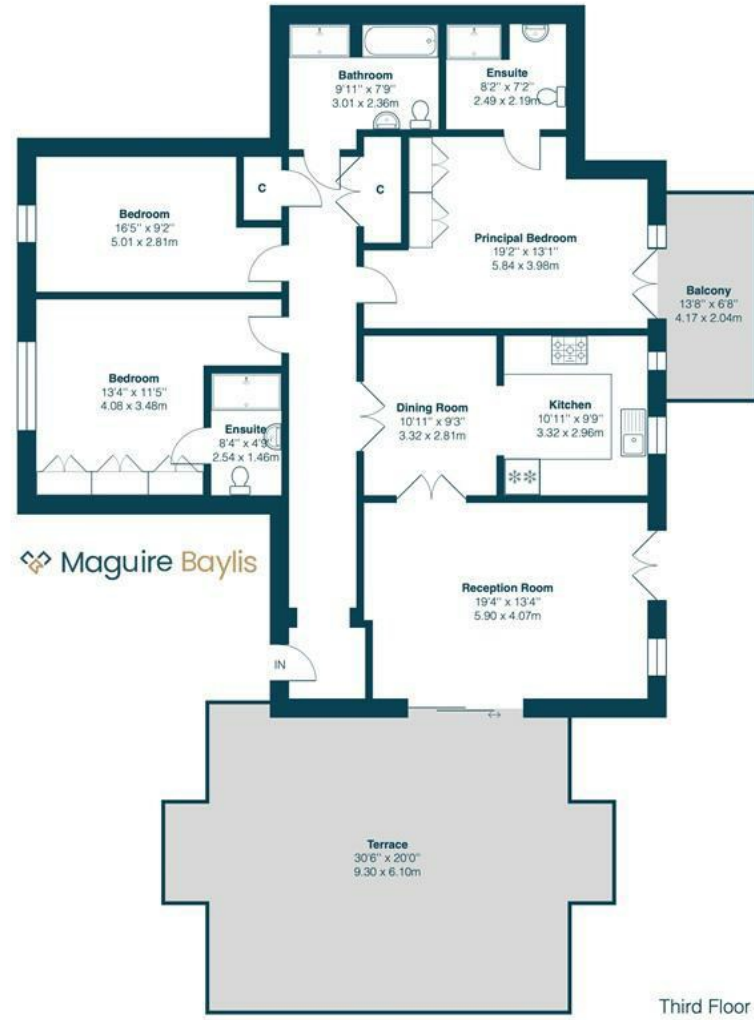
- STUNNING PENTHOUSE APARTMENT
- IMPRESSIVELY SPACIOUS ACCOMODATION 1500 sq ft
- LARGE & COMPLETELY SECUDED PRIVATE ROOF TERRACE
- THREE DOUBLE BEDROOMS ** THREE BATHROOMS
- LARGE DOUBLE ASPECT LOUNGE ** SEPARATE DINING ROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- EXCLUSIVE & WELL KEPT DEVELOPMENT WITH COMMUNAL GROUNDS
- TWO ALLOCATED SECURE PARKING SPACES
- DESIRABLE LOCATION & ROAD ** EASY REACH BROMLEY SOUTH
- AVAILABLE END JUNE 2026 ** UNFURNISHED





South Hill Road, BR2

Approximate Gross Internal Area = 1467 sq ft / 136.3 sq m



This plan is 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.
By Prime Square Photography.com / Copyright 2025

COMMUNAL HALL

Stairs and lift to top (third) floor.

HALLWAY

A impressively large and welcoming entrance hall featuring wood flooring; built-in double storage/coats cupboard; built-in cupboard housing pressurised hot water cylinder.

LOUNGE

19'4 x 13'4 (5.89m x 4.06m)

Double glazed sliding doors leading to private terrace; double glazed French doors to front opening onto Juliet balcony; two radiators; wood flooring.

DINING ROOM

10'11 x 9'3 (3.33m x 2.82m)

Wood flooring; radiator; open plan to kitchen.

KITCHEN

10'11 x 9'9 (3.33m x 2.97m)

Double glazed windows to front; fitted with a comprehensive range of wood Shaker style wall and base units with polished granite worktops to three walls; inset sink unit; full range of appliances; tiled flooring.

BEDROOM 1

19'2 (max) x 13'1 (5.84m (max) x 3.99m)

Double glazed French doors leading to private balcony to front; range of built-in wardrobes; radiator; door to:

EN SUITE

8'2 x 7'2 (2.49m x 2.18m)

Well appointed suite comprising built-in over-sized shower cubicle; fitted wash basin; WC; tiled walls and flooring; heated towel rail.

BEDROOM 2

13'4 x 11'5 (4.06m x 3.48m)

Double glazed window to rear; fitted with a range of wardrobes to one wall; radiator; door to:

EN SUITE

Well appointed suite comprising built-in over-sized shower cubicle; fitted wash basin; WC; tiled walls and flooring; heated towel rail.

BEDROOM 3

16'5 x 9'2 (5.00m x 2.79m)

Double glazed window to rear; radiator.

BATHROOM

9'11 x 7'9 (3.02m x 2.36m)

Well appointed suite comprising panelled bath; built-in over-sized shower cubicle; fitted wash basin; WC; tiled walls and flooring; heated towel rail.

TERRACE

30'6 x 20' (9.30m x 6.10m)

A large, private roof terrace providing complete seclusion and all day sun!

PARKING

Two allocated spaces within secure underblock car park.

COUNCIL TAX

London Borough of Bromley - Band E

LOCATION

What3words: ///spark.tips.script



Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com



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.