

28A London Road

Bromley, BR1 3QR

£290,000 Leasehold EPC: Band D

Maguire Baylis







Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bids £290,000.

Maguire Baylis are pleased to offer for sale this spacious three-bedroom apartment, conveniently situated above a parade of shops within easy reach of Bromley town centre.

The property provides well-proportioned accommodation throughout, including a generous lounge with an attractive bay window and feature fireplace, a fitted kitchen with a further large bay window, three good-sized bedrooms and a family bathroom.

The location is particularly convenient, with a range of local shops and cafés on the doorstep and Bromley High Street just a short walk away, offering an excellent selection of shops, restaurants and leisure facilities.

For commuters, Shortlands, Bromley North and Bromley South stations are all within easy reach, providing convenient rail connections into Central London.

- SPACIOUS THREE-BEDROOM APARTMENT
- GENEROUS LOUNGE WITH FEATURE FIREPLACE
- FITTED KITCHEN WITH LARGE BAY WINDOW
- THREE WELL-PROPORTIONED BEDROOMS
- FAMILY BATHROOM
- CONVENIENT LOCATION ABOVE LOCAL SHOPPING PARADE
- SHORT WALK TO BROMLEY HIGH STREET
- EASY ACCESS TO THREE MAINLINE STATIONS
- EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS



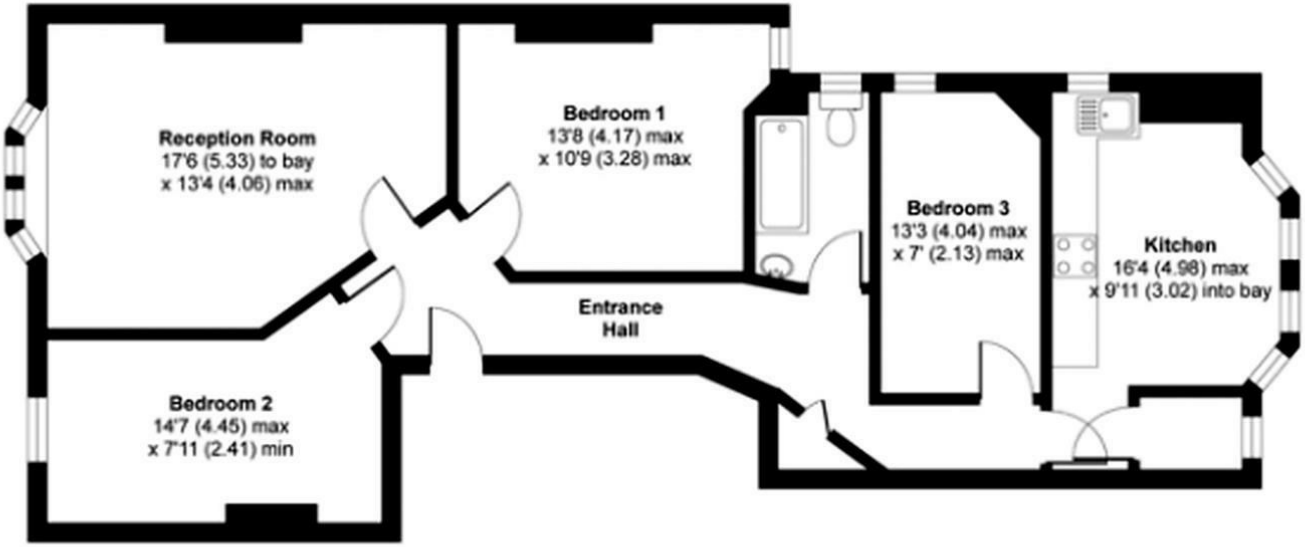




APPROX. GROSS INTERNAL FLOOR AREA 927 SQ FT 86.1 SQ METRES

Maguire Baylis





FIRST FLOOR







COMMUNAL HALL
Stairs to first floor.

HALLWAY
Useful built-in storage cupboard.

LOUNGE
Double glazed window to front with fitted shutters. Feature fireplace.

KITCHEN
Fitted units with integrated applances and gas cooker. Deep storage cupboard with Vaillant gas combi boiler. Double glazed bay window to rear.

BEDROOM 1
Double glazed sash window to rear; featrure fireplace.

BEDROOM 2
Double glazed window to front; feature fireplace.

BEDROOM 3
Double glazed sash window to side; feature fireplace.

BATHROOM
Double glazed sash window to side; suite featuring bath with built-in shower over.

LEASE & MAINTENANCE CHARGES
LEASE - Approx 150 years remaining.
SERVICE CHARGE - Shared as and when.
GROUND RENT - £100 pa

COUNCIL TAX
London Borough of Bromley - Band C

LOCATION
What3words: ///locals.film.search

IMPORTANT – AUCTIONEERS COMMENTS
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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The Property Ombudsman

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.