



Hillbrow Road, Bromley

Branch - Bromley / Sundridge Park

Tel - 020 8460 4166

Guide price £1,600,000

Freehold



## DESCRIPTION

Formally a detached bungalow, this property has been re-developed to provide an investment opportunity comprising 3 separate apartments. The first floor is a completely new structure built on top of the original dwelling, with accommodation comprising, its own entrance and entrance hall at ground floor level, and on the first floor, 5 bedrooms with 3 en-suite shower rooms, a main bathroom, utility room and an open plan living room/kitchen. The ground floor apartment has its own entrance and hallway, cloakroom, open plan kitchen/living room, orangery, 4 bedrooms, 2 en-suite shower rooms, bathroom, balcony and private garden. To the lower ground floor, with own entrance and courtyard, is a 2 bedroom split-level apartment with living room, kitchen and shower room. All the apartments are double glazed with gas central heating to the ground and first floor. There is off road parking to the front.

### No.18A Lower Ground Floor

#### Living Room

3.28m x 2.51m (10' 9" x 8' 3") Door and windows to front.

#### Kitchen

3.08m x 1.99m Max (10' 1" x 6' 6") Wall/base units, ceramic hob, oven, cooker hood.

#### Shower Room

Tiled shower cubicle, electric shower, basin, w.c.

#### Bedroom 1

3.53m x 2.7m Max (11' 7" x 8' 10") Window to rear, fitted wardrobe.

#### Bedroom 2

4.87m x 2.5m Max (16' 0" x 8' 2") Steps up from living room.

#### Council Tax and EPC

London Borough of Lewisham Band A £1,211.21 for 2022/3, EPC Rating E

### No.18 Ground Floor

#### Hall

2.78m x 2.43m (9' 1" x 8' 0") Door to front, window to side, cupboard, wood floor.

#### Cloakroom

W.c., basin, window to side.

## FEATURES

- Investment Opportunity
- Detached Property
- 3 Separate Apartments
- 5 Beds, 3 En-Suites to F/F
- 4 Beds, 2 En-Suites to G/F
- 2 Bedroom Flat to L/G/F
- Double Glazing
- Parking, EPC Rating

## Inner Hall

Window to side, wood floor, Vaillant gas boiler.

## Kitchen/Living Room

4.9m x 4.07m (16' 1" x 13' 4") Cream gloss wall / base units, integrated fridge/freezer /dishwasher, ceramic hob, cooker hood, oven, wood floor, 2 windows to rear.

## Orangery

3.53m max x 2.77m Max (11' 7" x 9' 1") Glazed to 3 sides, staircase to garden.

## Bedroom 1

3.51m x 4.00m (11' 6" x 13' 1") Window to front. En-Suite.

## Bedroom 2

5.63m x 3.66m (18' 6" x 12' 0") Casement doors to balcony, wardrobes. En-Suite.

## Bedroom 3

4.93m x 3.71m (16' 2" x 12' 2") 3 Windows to front.

## Bedroom 4

4.93m x 3.68m (16' 2" x 12' 1") 2 Windows to rear.

## Bathroom

Panelled bath, shower attachment/screen, w.c., basin.

## Rear Garden

Mature shrubs and trees, paved.

## Council Tax

London Borough of Lewisham Band F £2624.24 for 2022/3, EPC Rating D

## 18B First Floor

### Hall

4.10m x 2.53m (13' 5" x 8' 4") Cupboard with electric meter, cupboard housing Megaflo, Cloakroom, stairs to first floor.

### Living Room/Kitchen

4.70m x 5.37m (15' 5" x 17' 7") Living Room - Casement doors/windows to front, steps up to;-

2.87m x 3.89m (9' 5" x 12' 9") Kitchen - Gloss fronted wall/ base units, ceramic hob, cooker hood, Zanussi oven, integrated fridge/freezer/microwave, Vaillant gas boiler.

## Hallway

2 sky lights, thermostat, cupboard, utility room.

## Bedroom 1

4.58m max x 2.66m max (15' 0" x 8' 9") Windows to front, wardrobes. En-Suite shower room.

## Bedroom 2

5.55m max x 3.17m (18' 3" x 10' 5") 3 Windows to rear, wardrobes. En-Suite shower room.

## Bedroom 3

4.7m max x 3.36m (15' 5" x 11' 0") 3 windows to rear, wardrobes.

## Bedroom 4

4.44m x 3.4m (14' 7" x 11' 2") 3 windows to rear, wardrobes.

## Bedroom 5

4.03m max x 3.48m max (13' 3" x 11' 5") Windows to front, wardrobes. En-Suite shower room.

## Bathroom

3.30m x 2.71m (10' 10" x 8' 11") Panelled bath, shower attachment/screen, basin, w.c., window to side.

## Council Tax and EPC

London Borough of Lewisham Band TBA, EPC Rating C

## Viewing

Please contact our Bromley / Sundridge Park Office on 020 8460 4166 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Certificate

[Click Here](#) to view the Energy Efficiency Rating and Environmental Impact Rating for this property.

## Disclaimer

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