

# Cumberland Road, BR1

## £315,000



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Beckenham Kent BR3 3HG

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Langley Estate Agents are pleased to offer this charming and immaculately presented Edwardian, one bedroom first floor conversion flat. The property is perfectly situated on a quiet residential road. The flat is located within close proximity to Intu Shopping Centre and Bromley High Street, which offers a fantastic range of shops, restaurants and amenities. Bromley South Train Station is only a short distance away offering easy access into London.

The property comprises of an entrance hall, large bright and airy lounge/diner with a private front facing balcony, a modern fitted kitchen, a double bedroom with large fitted wardrobes and a good size newly fitted three piece shower room.

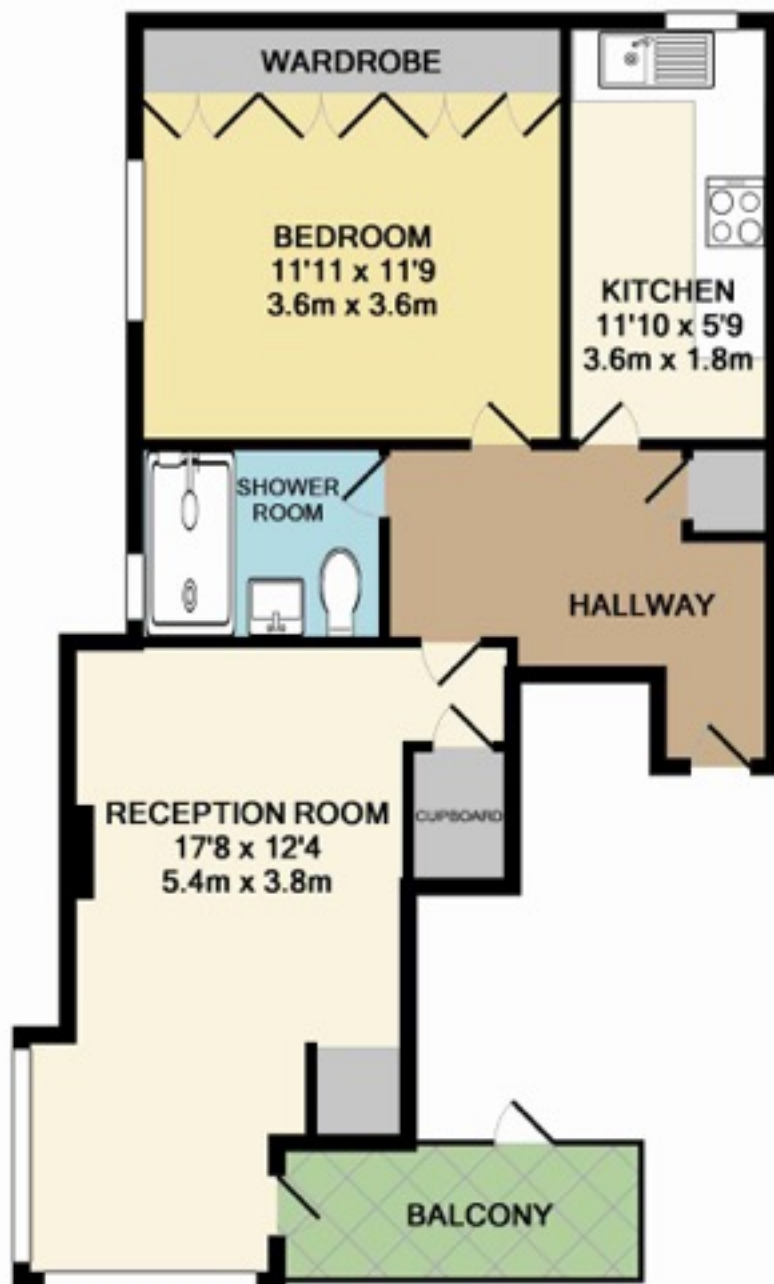
The property also benefits from gas central heating, double glazing, private parking, communal gardens and a private balcony.

The property has a share of the freehold and is offered to the market CHAIN FREE.

**CALL US ON 0208 166 0400**







**TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46.0 SQ.M.)**

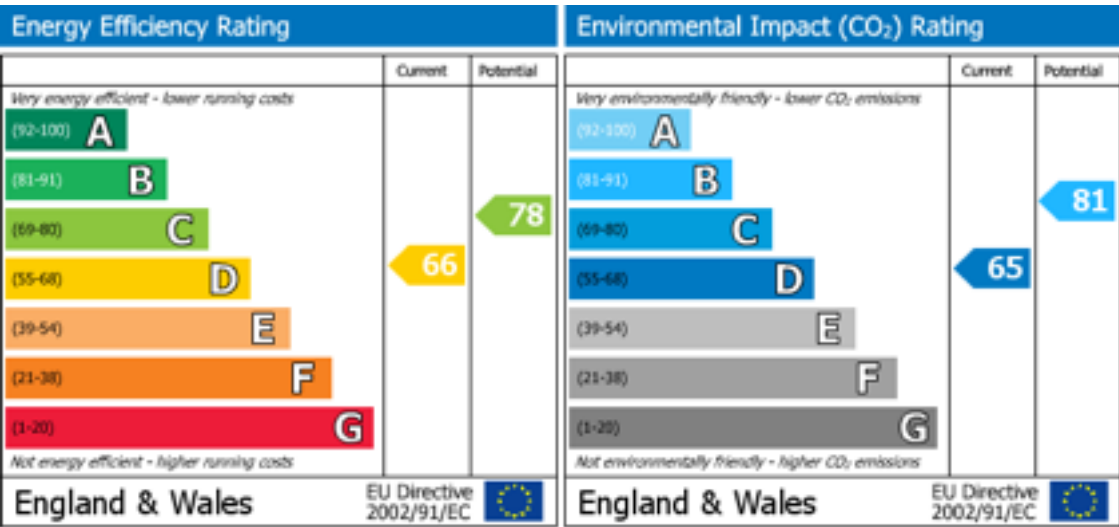
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

