



# Broadway House, High Street, Bromley, BR1

Asking Price: £415,000

Benham  
& Reeves

# Broadway House, High Street, Bromley, BR1

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Located on the 8th floor of Broadway House, this stylish two bedroom, two bathroom apartment offers 690 square feet of modern living space. The generous open plan living and dining area is bathed in natural light, creating a warm and inviting atmosphere. The contemporary kitchen is equipped with a range of integrated appliances, all set within sleek, white gloss cabinetry.

Residents can unwind in the two plush, fully carpeted bedrooms, which feature mirrored built-in wardrobes, and enjoy the modern bathrooms, one of which serves as an en-suite to the main bedroom for added privacy. The apartment is fitted with an audio-video door entry system and has lift access for enhanced convenience.

Located in the newly rejuvenated Bromley area, Modern Broadway House benefits from a substantial £25 million investment, providing excellent transport connections to Central London, Canary Wharf, and The City, as well as being in close proximity to Blackheath.







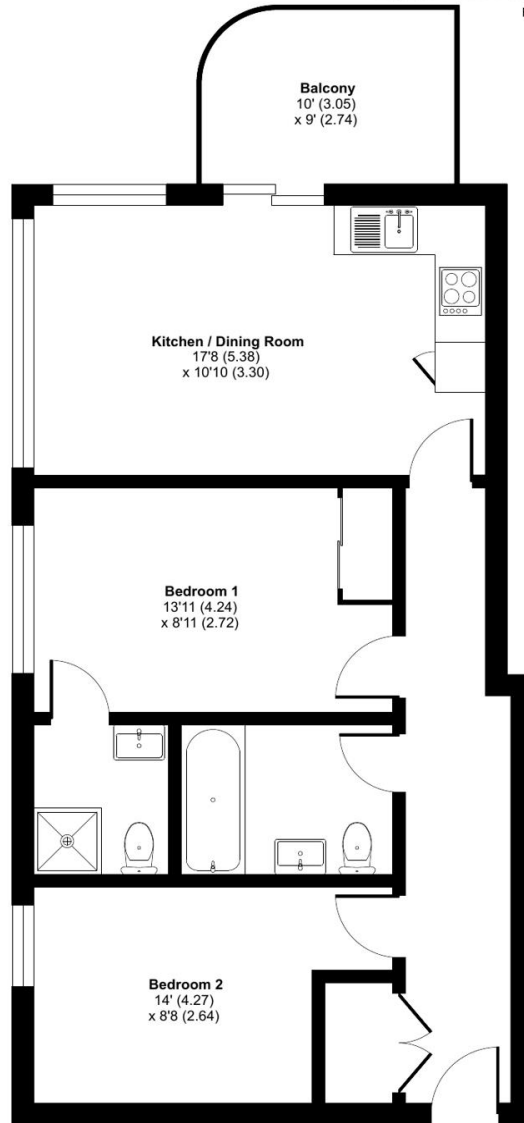
## Property Features:

- Two Bedrooms
- Two Bathrooms
- 658 Square Feet (Approximately)
- 8th Floor
- Long Lease
- Bromley South Station (0.1 miles)
- Bromley North Station (0.5 miles)
- Shortlands Station ((0.8 miles)



## Broadway House 3 High Street, Bromley, BR1

Approximate Area = 658 sq ft / 61.1 sq m  
For identification only - Not to scale



**EIGHTH FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Benham & Reeves. REF: 1153634

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£415,000
Tenure:	Leasehold Expires 31/12/3014 Approximately 990 Years Remaining
Ground Rent:	£450.00 (per annum) for the year 2024
Service Charge:	£2,748.00 (per annum) for the year 2024
Anticipated Rent:	£2,000.00 pcm Approx. 5.8 % Yield

## Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: CHN240028

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W: [www.benhams.com](http://www.benhams.com)

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