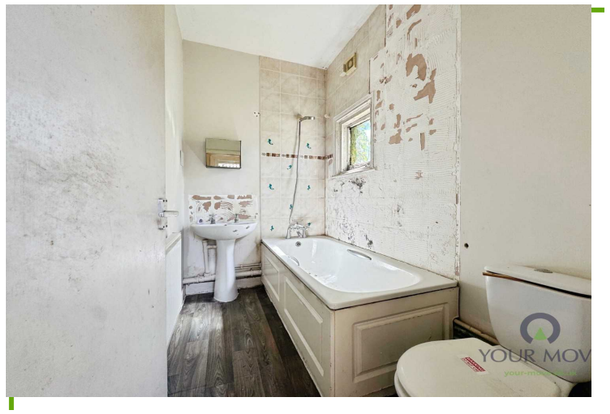


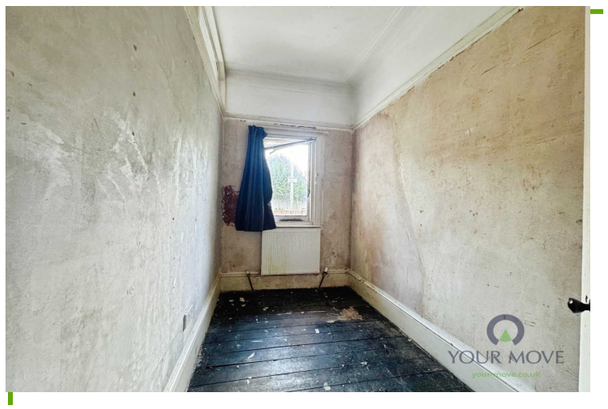












Crescent Road, Bromley, BR1

**Asking Price: £275,000**

**Tenure: Leasehold**

YOUR MOVE

your-move.co.uk



The Property Ombudsman

# Crescent Road, Bromley, BR1

**Asking Price: £275,000 Tenure: Leasehold**

Council Tax Band: C
EPC Rating: D
Local Authority: Bromley London Borough

Other important information which you will need to know about this property can be found at your-move.co.uk

Period ground floor maisonette offering an exceptional renovation opportunity with a private rear garden, driveway and approximately 980 year lease. Currently stripped back and requiring complete refurbishment, the property offers excellent scope to reconfigure the layout and install a kitchen to suit individual requirements (subject to any necessary consents). An ideal project for developers, investors or buyers looking to create a bespoke home with significant potential.

**Reception Room**
16'3" x 13'4" (4.95m x 4.06m)

**Bedroom**
14'8" x 11'2" (4.47m x 3.4m)

**Bedroom**
13'2" x 12'5" (4.01m x 3.78m)

**Study**
9'2" x 5'3" (2.8m x 1.6m)

**Bathroom**
8'1" x 4'7" (2.46m x 1.4m)

Offered to the market with no onward chain, this attractive period ground floor maisonette presents an exciting opportunity to create a truly exceptional home.

Currently stripped back and requiring complete refurbishment throughout, the property is effectively a blank canvas, allowing purchasers to design and finish the accommodation to their own specification.

The existing layout offers a generous reception room with impressive high ceilings and French doors opening directly onto the private rear garden, creating a wonderful space for modern indoor-outdoor living. There are currently two bedrooms, together with a study/dressing room, offering flexible accommodation to suit a variety of lifestyles.

As the property is currently without a fitted kitchen, buyers have complete freedom to redesign the layout to suit their own requirements. The spacious reception room lends itself perfectly to an open-plan kitchen/living space overlooking the garden, while an alternative option would be to convert one of the larger bedrooms into a generous kitchen/dining room, creating a spacious one-bedroom home with a separate reception room and study.

Combined with the property's private rear garden, off-street parking, characterful high ceilings and period charm, this is a rare opportunity to create a bespoke home with significant added value.

Further enhancing the appeal is the benefit of a long lease of approximately 980 years remaining, providing excellent long-term security of tenure.

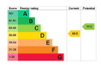
Ideal for builders, developers or buyers looking to take on a rewarding renovation project, this unique maisonette offers enormous potential and should be viewed to fully appreciate the possibilities on offer.

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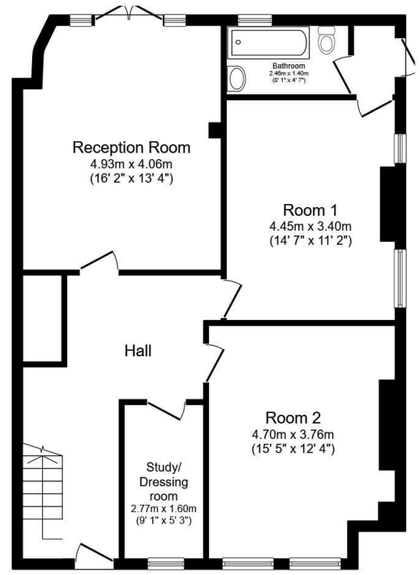
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.




Floor Plan
Floor area 79.3 sq.m. (853 sq.ft.)

Total floor area: 79.3 sq.m. (853 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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