



Character Cottage

2 Double Bedrooms Mid Terraced

Bromley North Station 0.2 Miles

Rear Garden

Gas Central Heating & Double Glazing

Close to Bromley Town Centre



Wharton Road Bromley

£415,000

Front Door

Living Room

Double glazed window to front aspect views

Kitchen

Double glazed window to rear aspect views, matching range of base and eye level units.

Bathroom

Double glazed obscure window to rear aspect, panel enclosed bath, wash hand basin and WC.

Stairs To 1st Floor

Master Bedroom

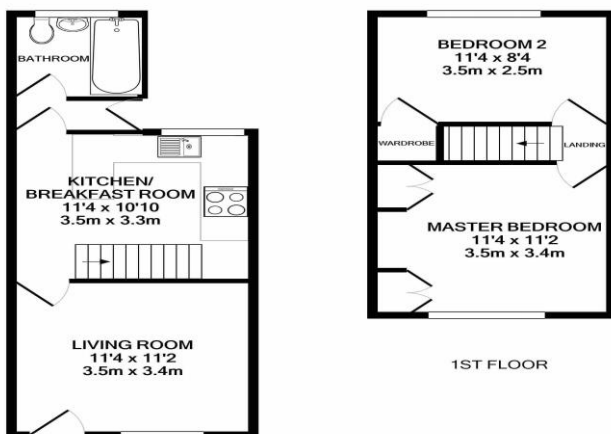
Double glazed window to front aspect views and built in wardrobes.

Bedroom 2

Double glazed window to rear aspect views, cupboard with boiler.

Rear Garden

Patio with lawned area



GROUND FLOOR

1ST FLOOR

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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Wharton Road Bromley

CLAUSES:**FREEHOLD NOT CONFIRMED:**

It is believed that the property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

FIXTURES & FITTINGS:

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

ALL MEASUREMENTS:

All Measurements are Approximate.

Vincent Chandler Ltd

Vincent Chandler have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relation to specific points of importance for example condition of items, permissions, approvals and regulation. The accuracy of these details are not guaranteed and they do not form part of the contract.

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Energy Performance Certificate

6, Wharton Road, BROMLEY, BR1 3LF

Dwelling type: Mid-terrace house
Date of assessment: 09 October 2014
Date of certificate: 09 October 2014

Reference number: 8874-7720-2519-2871-3906
Type of assessment: RdSAP, existing dwelling
Total floor area: 53 m²

Use this document to:

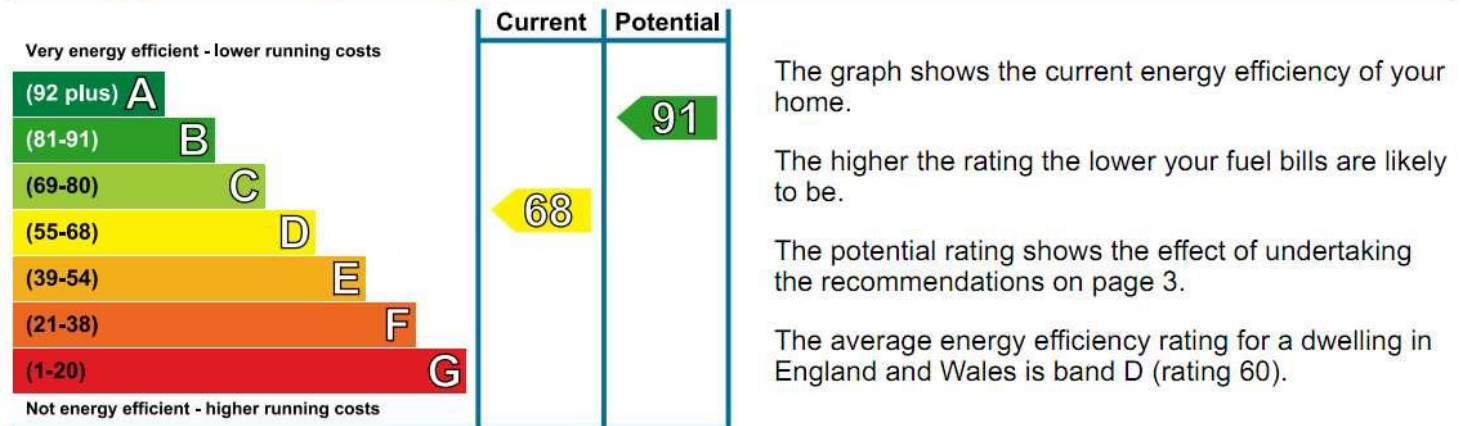
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,683
Over 3 years you could save	£ 453



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 105 over 3 years	
Heating	£ 1,209 over 3 years	£ 939 over 3 years	
Hot Water	£ 264 over 3 years	£ 186 over 3 years	
Totals	£ 1,683	£ 1,230	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 213	
2 Floor insulation	£800 - £1,200	£ 69	
3 Low energy lighting for all fixed outlets	£30	£ 93	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.