



- 3 bedroom flat with a private garden
- Measures circa 1,400 sqft
- New 125 year long lease for sale
- Subject to a regulated tenancy
- Tenant has no succession rights
- Producing £9,660 per annum
- Guide price: £350,000
- Vacant market value: £550,000

## Description

Laurel Bank House is a locally listed Victorian mansion, which has recently been converted to a mixture of luxury 2 and 3 bedroom apartments.

Flat 2 is available to purchase on a 125 year long lease, which commenced in January 2021 with a ground rent of £350 per annum. The property is arranged as self-contained 3 bedroom flat and measures circa 1,400 sqft. The unit also benefits from its own private garden and 1 car parking space. It is in good condition throughout having recently been redecorated and had a new bathroom fitted.

The flat is currently subject to a regulated tenancy agreement effective from 22nd January 2015. The passing rent is £9,660 per annum (or £805 pcm). The rent is reviewed every 2 years with a maximum increase of £50 per calendar month.

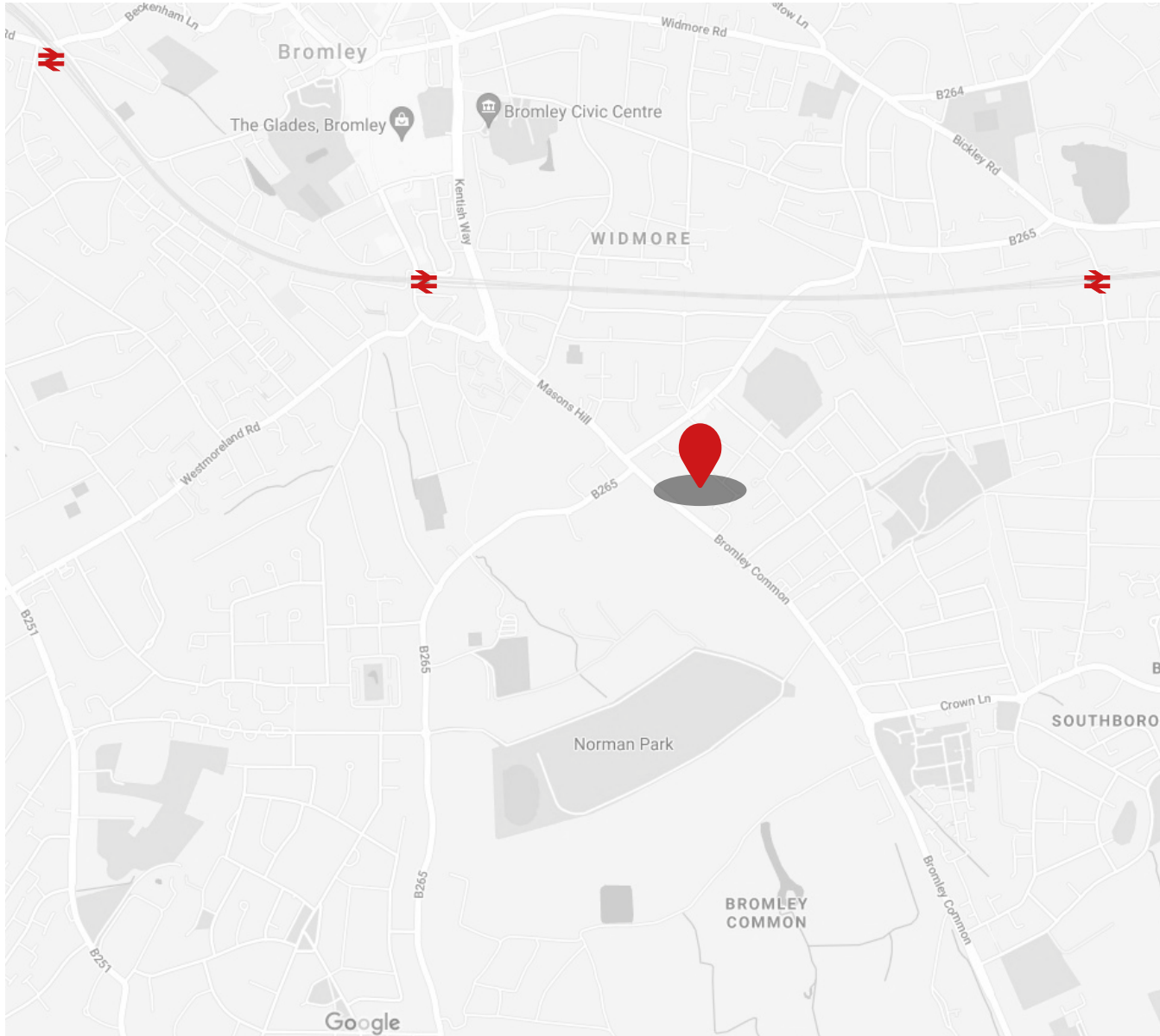
The regulated tenant is a single man and is in his mid 80's in age. He has been in occupation since December 1970. The tenancy has no succession rights.

Please note that the other 3 bedroom apartments within Laurel Bank House have recently sold for £550,000.

Flat 2, Laurel Bank House, 15-17 Bromley Common, Bromley, Kent BR2 9LS

Regulated tenancy flat for sale





## Location

The building is located on Bromley Common (A21), which connects to Masons Hill / Bromley High Street to the North and Croydon Road / Farnborough Common to the South. Bromley Common is home to a mixture of both residential and commercial properties, and is the main connection road between the Bromley and Locksbottom areas.

In terms of public transport, Bromley South Train Station is located half a mile away (11 minute walk) and provides access to both the Southeastern and Thameslink rail lines. Between these lines, direct access to London Victoria is provided in 18 minutes (and much further afield with ease too). Numerous local busses serve the area as well.

## Terms

Guiding £350,000 for the benefit of a 125 year lease (which commenced on 1st January 2021) over the property, subject to the current protected tenancy agreement.

We understand that VAT is not applicable in this transaction.

## Further Information

Further information, including: a floorplan, copy of 125 year long lease, copy of regulated tenancy agreement & EPC is available upon request..

## Viewings

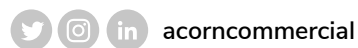
All internal viewings are strictly by prior appointment with Acorn's Commercial & Development Division.



## Contact

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