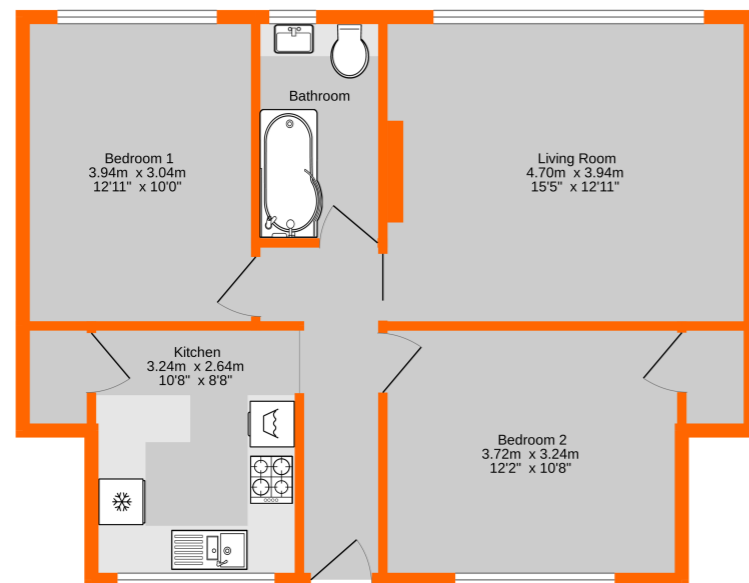


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(10-100) A	
(81-91) B		(11-41) B	
(69-80) C		(18-48) C	
(55-68) D		(25-54) D	
(39-54) E		(35-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	

Ground Floor
 63.1 sq.m. (679 sq.ft.) approx.



TOTAL FLOOR AREA : 63.1 sq.m. (679 sq.ft.) approx.
 Measurements are approximate. Not to scale. For illustrative purposes only.
 Made with MetreQA ©2023

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
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Viewing by appointment with our Beckenham Office - 020 8650 2000

2 Bearstead House Abbey Park, Beckenham BR3 1PP £360,000 Leasehold

- Ground floor maisonette
- Two double bedrooms
- Refurbished throughout
- Renewed kitchen/breakfast room
- Double glazed & gas centrally heated
- Garage en bloc
- Quiet, central location
- Remodelled bathroom

2 Bearstead House Abbey Park, Beckenham BR3 1PP

This contemporary style ground floor maisonette occupying a raised position central to the development is very well located and offers newly decorated and refurbished good size accommodation. From the entrance hall you access all rooms, the living room with picture window overlooking communal gardens and feature lighting. There is a bright refitted kitchen/breakfast room and remodelled bathroom as well as two double bedrooms. Benefits include gas radiator central heating, fitted carpets (new to the hall and living room), sealed unit double glazed replacement windows, bespoke feature lighting installations, original brass door furniture, own entrance, garage en bloc and well maintained communal gardens.

Location

The property is located about .3 of a mile from Beckenham Junction station (Victoria/Blackfriars) and tramlink to Croydon/Wimbledon. Beckenham High Street with its extensive shopping and social facilities is also within that distance. New Beckenham station (London Bridge/Waterloo/Charing Cross/Cannon Street and DLR connection at Lewisham) is .6 of a mile away. The 54 bus service operates along Southend Road.



Ground Floor

Replaced Entrance Door

to

Entrance Hall

suspended ceiling with concealed lighting

Living Room

4.60m x 3.91m (15' 1" x 12' 10") sealed unit double glazed deep picture window to rear overlooking gardens, wall light feature, halo effect at one end, feature stone wall with tv mount over, fireplace

Kitchen/Breakfast Room

3.25m x 2.59m (10' 8" x 8' 6") refitted with white units, base cupboards, drawers and wall cupboards, worktops including peninsular breakfast bar, window to front, inset 1 1/2 bowl sink unit and mixer tap, 4-ring gas hob, oven, concealed extractor over, integrated dishwasher, understairs storage cupboard housing fuse box and gas/electric meters, tiled floor, tiled walls, kick board lighting, downlighters and under-unit lighting

Bedroom 1

3.94m x 3.02m (12' 11" x 9' 11") window to rear

Bedroom 2

3.73m x 3.25m (12' 3" x 10' 8") window to front, currently used as a dining room, inbuilt understairs cupboard, feature natural stone decorative wall

Refitted Bathroom

3.00m x 1.52m (9' 10" x 5') white suite of shower bath, glazed screen, mixer tap and separate shower over bath and rain head shower, timbered built in cupboards housing wall mounted gas combi boiler, vanity unit, inset wash basin and mixer tap, window to rear, fully tiled walls and floor, low level wc, concealed cistern, chrome panelled radiator/towel rail

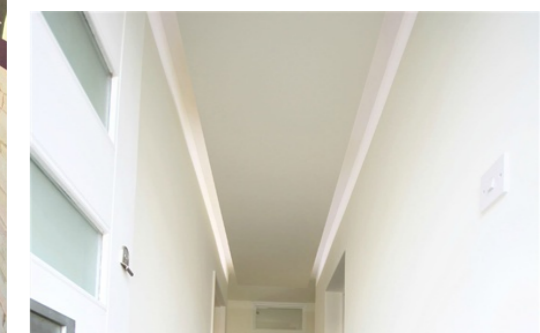
Outside

Garden

well maintained communal grounds, bin store, cupboard under

Garage

single garage en bloc



Lease Details

Lease

vendor has confirmed the lease is 125 years from 24th June 1994, approx 96 years remaining

Ground Rent

vendor has confirmed the ground rent is nil

Maintenance

the vendor has confirmed the leases refer to a half yearly service charge due on 25th June and 25th December. The half yearly service charge is based on the expenditure for the previous 6 months. Service charge for the period to 25th June 2023 to 24th December 2023 was £1,898.73.

Lease Details

details of lease, maintenance etc to be confirmed prior to exchange of contracts

Council Tax

Band C

