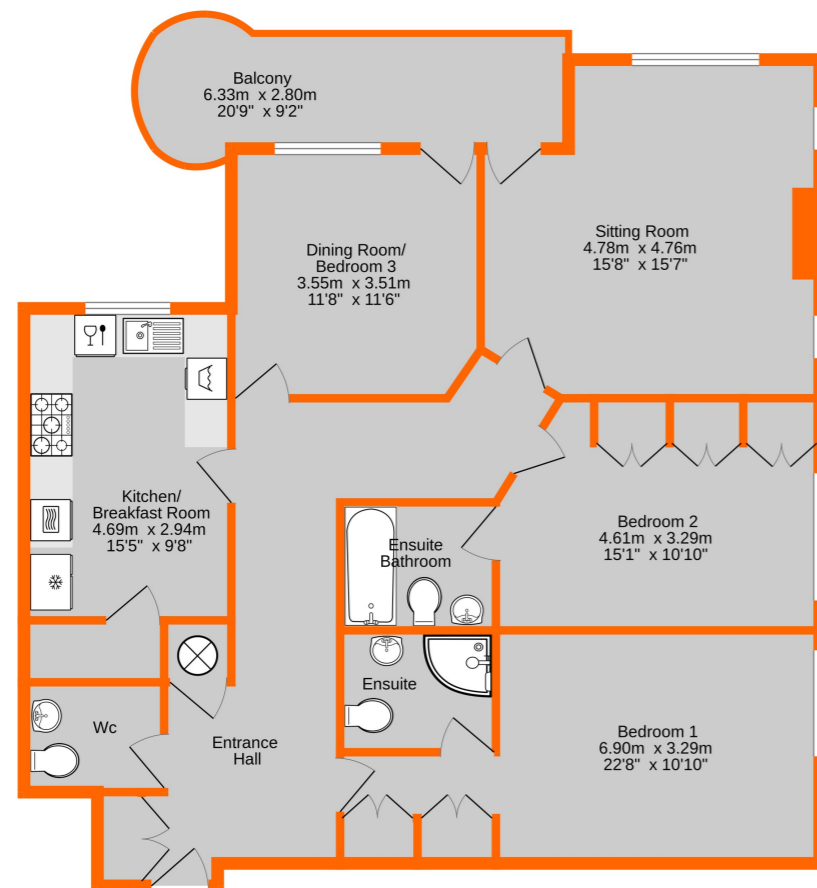


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	78	82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor  
 111.1 sq.m. (1196 sq.ft.) approx.



TOTAL FLOOR AREA : 111.1 sq.m. (1196 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix C2024

**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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



Viewing by appointment with our Park Langley Office - 020 8658 5588

7 Westgate Court The Avenue, Beckenham, Kent, BR3 5DW

**£650,000 Leasehold**

- Spacious flat in impressive building
- Two allocated parking spaces
- Under half a mile to Beckenham Junction
- Offered to the market 'Chain Free'
- Two double bedrooms with wardrobes
- Two en suites plus cloakroom off hall
- Separate dining room/bedroom 3
- Balcony to front with southerly aspect

## 7 Westgate Court The Avenue, Beckenham, Kent BR3 5DW

An impressive and imposing block on The Avenue and one of stature due to its handsome design. This first floor apartment provides adaptable accommodation and occupies a popular position to the front of the building benefiting from a southerly aspect, especially with the large balcony accessed from both the sitting and dining rooms. There is a spacious kitchen/breakfast room and two double bedrooms benefiting from a bathroom and en suite shower room, both with white suite. There is storage aplenty off the entrance hall. Twin underground allocated parking bays beneath the block, accessed from the communal lift service.

### Location

Westgate Court is a prestigious block situated beside the turning of Westgate Road and is within half a mile of Beckenham Junction station and High Street with Ravensbourne station also a similar distance. Bus services to local town centres can be found on Foxgrove Road and an entrance to the beautiful Beckenham Place Park is located at the end of Westgate Road.



### First Floor

#### Entrance Hall

6.78m max x 2.87m max (22'3 x 9'5) plus additional area leading to sitting room with radiator and video entryphone, main area has second radiator, double coat cupboard and large airing cupboard with slatted shelves above pressurised hot water cylinder

#### Cloakroom

white low level wc and wash basin with mixer tap set into marble top with cupboards and drawers beneath, tiled walls, radiator, mirror with lights above basin, tiled floor, downlights and extractor

#### Sitting Room

4.78m max x 4.76m max (15'8 x 15'7) includes handsome fireplace with marble insert and hearth plus living flame gas fire, two radiators, porthole double glazed windows to side plus double glazed window to front and door to balcony

#### Balcony

6.33m x 1.74m widening to 2.80m (20'9 x 5'9 to 9'2) tiled floor, outside light, enjoys sunny southerly aspect to front

#### Dining Room/Bedroom 3

3.55m x 3.51m (11'8 x 11'6) radiator, double glazed window to front and door to balcony

#### Kitchen/Breakfast Room

4.69m x 2.94m (15'5 x 9'8) plus large larder cupboard to end wall, base cupboards and drawers plus integrated dishwasher and washer/dryer beneath work surfaces, inset single drainer stainless steel sink with mixer tap, built-in cooker hood above 4-ring gas hob, AEG electric double oven with cupboards above and below, space for large American style fridge freezer, MAXOL Microturbo 50 wall mounted gas boiler concealed in eye level cupboard, tiled floor extending to breakfast area providing space for table and chairs, radiator, downlights, extractor fan, double glazed window to front

#### Main Suite

6.9m x 3.29m (22'8 x 10'10) including bedroom, shower room and dressing area leading to bedroom with pair of built-in double wardrobes

#### ~ Spacious Bedroom

4.58m x 3.29m (15'0 x 10'10) wall lights, radiator, double glazed window to side

#### ~ En Suite Shower Room

2.19m x 1.42m (7'2 x 4'8) tiled corner shower cubicle with curved sliding doors, wash basin with mixer tap set into marble top with cupboards and drawers beneath, low level wc, tiled walls, radiator, mirror with lights above basin, tiled floor, downlights and extractor

#### Bedroom 2

4.61m max x 3.29m max (15'1 x 10'10) to include range of built-in wardrobes to one wall, radiator, double glazed window to side

#### En Suite Bathroom

2.15m x 1.86m (7'1 x 6'1) white panelled bath with mixer tap and shower attachment having hinged folding screen over, low level wc, wash basin with mixer tap set into marble top with cupboards and drawers beneath, tiled walls, mirror with lights above basin, tiled floor, radiator, downlights and extractor

#### Outside

#### Basement Car Park

two allocated spaces

#### Communal Gardens

#### Additional Information

#### Lease

125 years from 29 September 1997 - To be confirmed

#### Ground Rent

£320.00 per annum increasing every 25 years - To be confirmed

#### Maintenance

circa £3,300 for the current year - to be confirmed

#### Council Tax

London Borough of Bromley - Band G

#### Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts