

FOR SALE

OIEO £450,000

Reddons Road, Beckenham, BR3



A fantastic opportunity to own a stunning second floor apartment with share of freehold, which has been refurbished to a high standard throughout and includes a large communal garden, garage and allocated off street parking. Located just moments between three mainline stations, schools, green spaces and the local amenities of both Beckenham and Penge.

Forming part of a well-maintained block of just six flats, this thoughtfully refurbished two-bedroom apartment offers a bright, well-proportioned living space with excellent storage and practical features throughout, making it an ideal home for first-time buyers, downsizers, or investors.

The property comprises two generous double bedrooms, with the principal bedroom benefiting from large built-in wardrobes. A contemporary family bathroom features modern fixtures and fittings, while the spacious reception room has been thoughtfully reconfigured to create an open and sociable kitchen-diner layout. The stylish, fully integrated kitchen is finished with freshly reconditioned wooden worktops, providing both practicality and a modern aesthetic.

Further benefits include access to a substantial, well-maintained gated communal garden, allocated off-street parking directly in front of a private garage which was refurbished last year, double glazing replaced last year, storage in the hallway and extensive boarded loft, and a new boiler installed six years ago.

The apartment is ideally located for a wide range of local amenities, including the green open spaces of Cator Park and the many shops, cafés, and restaurants in Beckenham and Penge. Excellent transport links are available from nearby New Beckenham, Kent House, and Clock House stations, offering convenient access into Central London, while the Tramlink provides direct routes to East Croydon and Wimbledon.

With a low service charge, a share of freehold and a long lease (973 year remaining) this property represents an excellent opportunity to acquire a move-in ready home in a well-connected and desirable location.

- Share of Freehold
- Two Double Bedrooms
- Large Communal Garden
- Garage
- Low Service Charge
- EPC Rating C





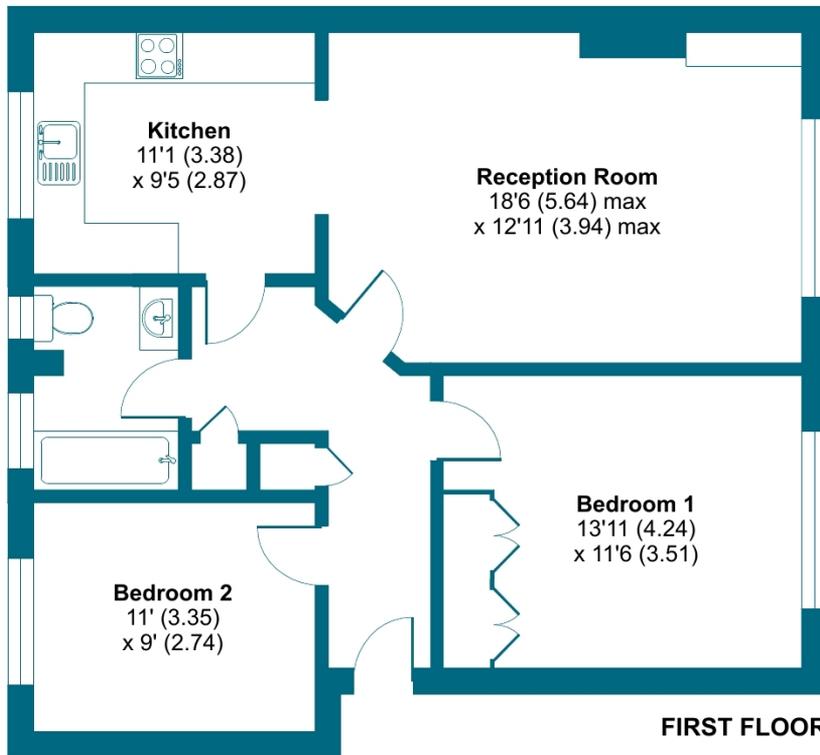
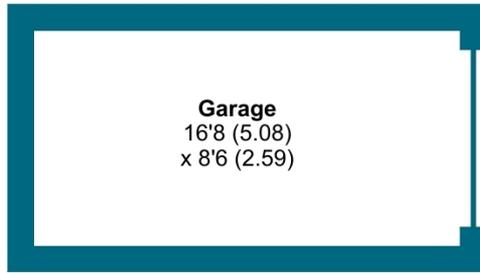
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Approximate Area = 777 sq ft / 72.2 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 918 sq ft / 85.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Grafton Estate Agents. REF: 1403532



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
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<i>Not environmentally friendly - higher CO₂ emissions</i>			
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