

FOR SALE

£245,000

Beckenham Road, Beckenham, BR3



A superb chance to purchase a fantastic one bedroom apartment in great condition with a long lease and no service charges. The property is surrounded by transport links giving easy access into Central London and is offered chain free.

This charming apartment features a generously sized double bedroom with a built-in wardrobe, a bright reception room with high ceilings and a characterful fireplace, a modern three-piece family bathroom, and a fully fitted kitchen complete with appliances. Additional benefits include double glazing, gas central heating, and an intercom system for added security and convenience.

Situated in Blenheim House on Beckenham Road, this home enjoys a prime location on Clock House Parade, with local shops, gyms, and amenities right on your doorstep. Excellent transport links from Clock House and Kent House stations provide easy access to Central London, while the nearby Tramlink connects you effortlessly to East Croydon and Wimbledon. Beckenham High Street is also within easy reach, offering a fantastic selection of restaurants, bars, and high-street retailers.

Offered chain-free, this apartment is a fantastic opportunity for both investors and first-time buyers looking for a well-connected and vibrant location!

- Chain Free
- Long Lease
- One Double Bedroom
- Excellent Location
- No Ground Rent & Low Service Charge
- EPC Rating C

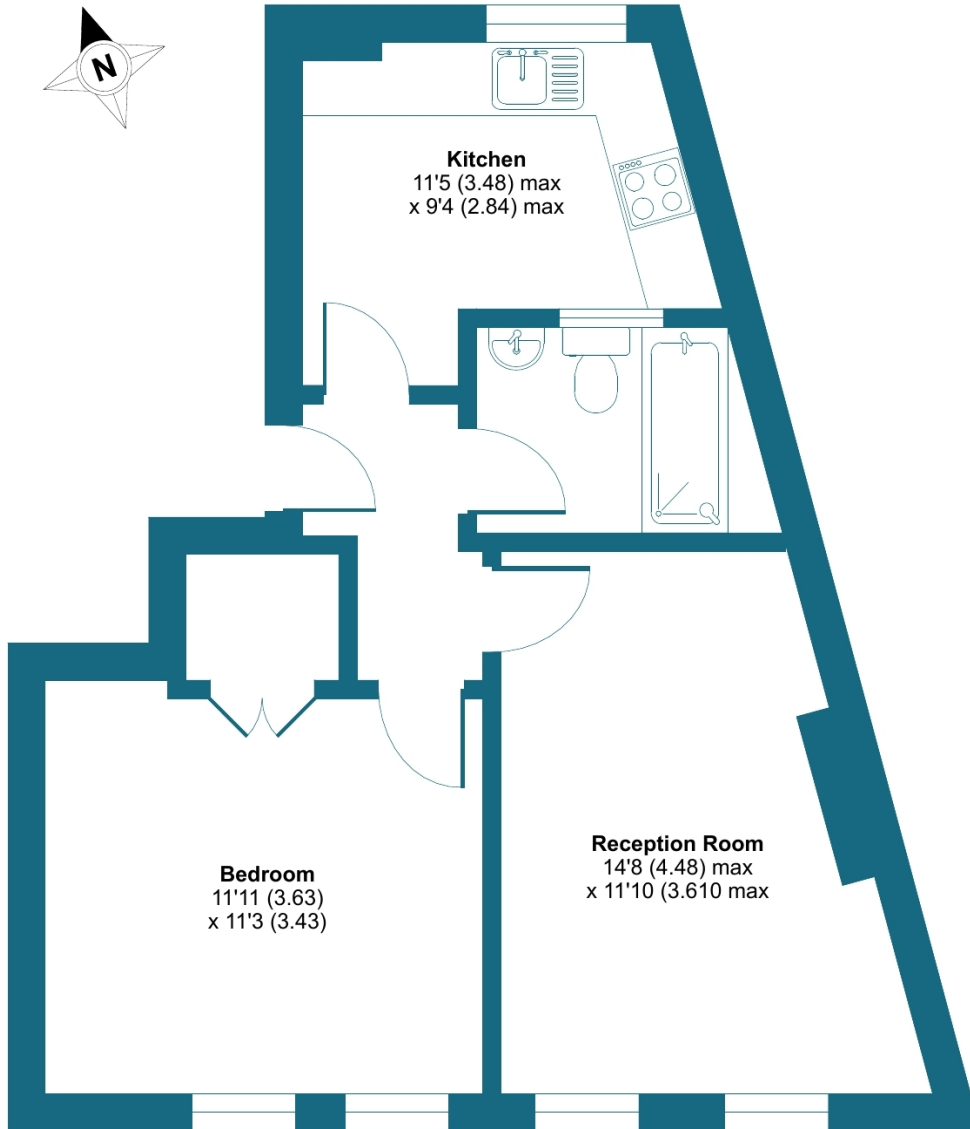




# Beckenham Road, Beckenham, BR3

Approximate Area = 462 sq ft / 43 sq m

For identification only - Not to scale



## SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Grafton Estate Agents. REF: 1265727



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	85
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	