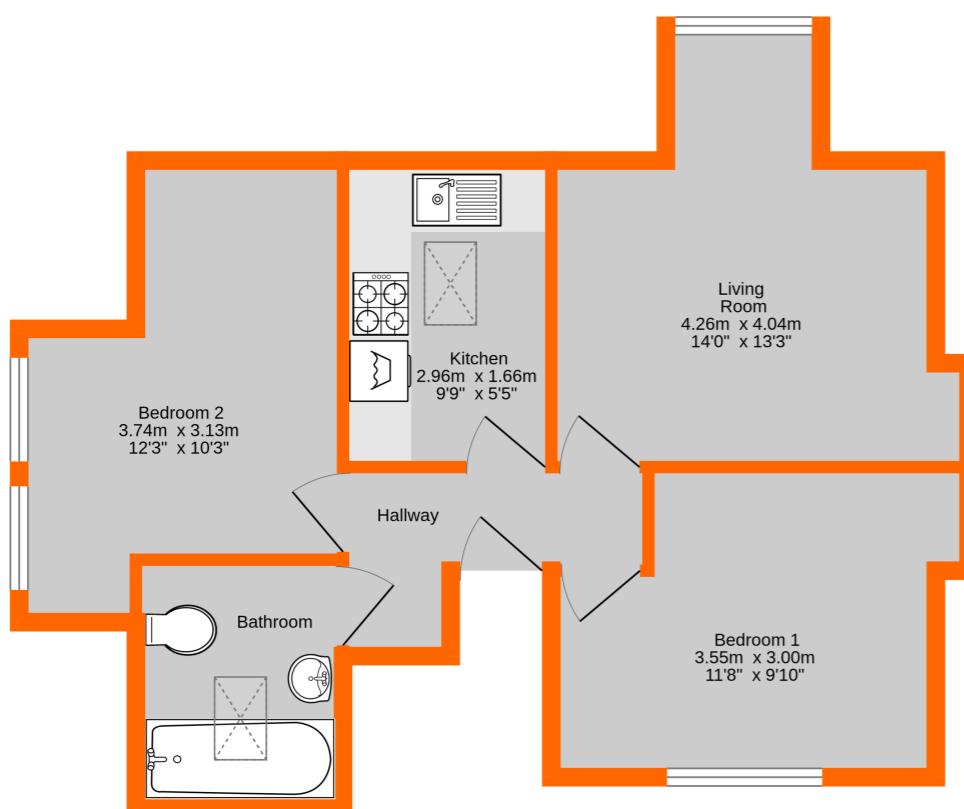
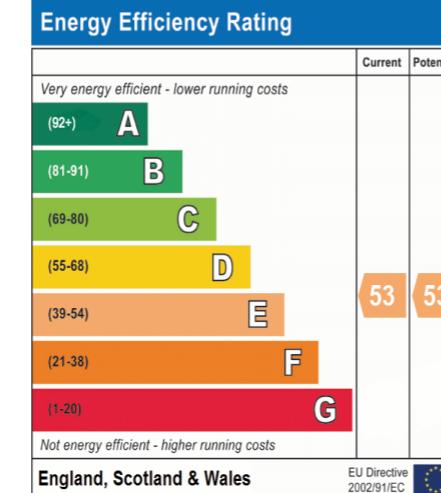


**Top Floor Flat**  
49.3 sq.m. (531 sq.ft.) approx.



TOTAL FLOOR AREA : 49.3 sq.m. (531 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**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 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.  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

7e Perth Road, Beckenham, Kent BR3 6PP

**£345,000 Share of Freehold**

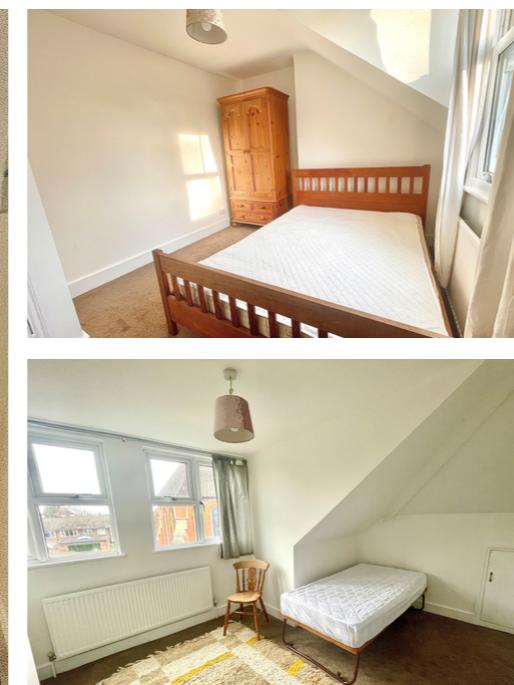
- Top floor conversion flat
- Chain free
- Two double bedrooms
- Fitted kitchen & bathroom
- Gas central heating
- Quiet, sought after location
- Renewed double glazing
- Communal gardens & parking

## 7e Perth Road, Beckenham, Kent BR3 6PP

Situated on the top floor, one of only five making up this handsome period semi detached residence this characterful, light and airy conversion flat has great views. Neutrally decorated throughout and accessed via well maintained and decorated communal areas, this share of freehold home has use of extensive communal gardens to the rear together with off street parking to the front on a first come first served basis. Benefits include gas radiator central heating, useful loft storage, security entry system, carpets (some brand new) and replaced sealed unit double glazed windows (replaced approximately 2017) and two brand newly installed Velux roof windows (replaced approximately 2017) share of freehold with renewed lease

### Location

Perth Road is a no through road with a landmark fir tree on the island to the front, quiet and well placed for Clare House Primary School, there are other numerous schools for all ages within the vicinity and a short walk to local shops at the 'Oakhill Parade', bus services run along Oakhill Road to both Bromley and Beckenham, the latter being within half a mile with its shopping, bars and restaurants together with Beckenham Junction Station (Victoria) and tramlink services to Croydon and Wimbledon, within that distance are the beautiful Kelsey and Beckenham Place Parks.



### Ground Floor

#### Communal Entrance

stairs to

#### Top Floor

#### Entrance Hall

fire regulated entrance door, entryphone handset, renewed fuse box

#### Living Room

4.26m x 4.04m (14' 0" x 13' 3") large dormer window to front with lovely view

#### Kitchen

2.96m x 1.66m (9' 9" x 5' 5") base cupboards, drawers and wall cupboards, worktops, inset 4 ring gas hob, oven under, plumbing and space for washing machine, wall mounted Worcester combination boiler, brand new velux window to front, stainless steel sink unit with mixer tap, partly tiled walls, trap to loft ideal for storage

#### Bedroom 1

3.55m x 3m (11' 8" x 9' 10") double with window to rear overlooking communal gardens

### Bedroom 2

3.74m x 3.13m (12' 3" x 10' 3") 'L' shaped double, two windows to side, recess, access to further eaves storage

#### Bathroom

white suite of enclosed panel bath with mixer tap and shower spray, pedestal wash basin, toilet, localised tiling, brand new velux window to side

#### Outside

#### To the front

off street parking to the front on a first come first served basis

#### To the rear

locked side gate access to extensive well maintained communal gardens and use of shed, for the sole use of the residents.

#### Lease Details

#### Lease

vendor has confirmed there is a new 999 year lease from 31/3/2022 - 996 years remaining

### Maintenance

vendor has confirmed the maintenance is currently £105.00 per month, £1,260.00 per annum

### Ground Rent

vendor has confirmed there is no ground rent payable

### Additional Information

Council Tax  
 London Borough of Bromley - Band C  
 Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

### Utilities

MAINS - Gas, Electricity, Water and Sewerage

### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)