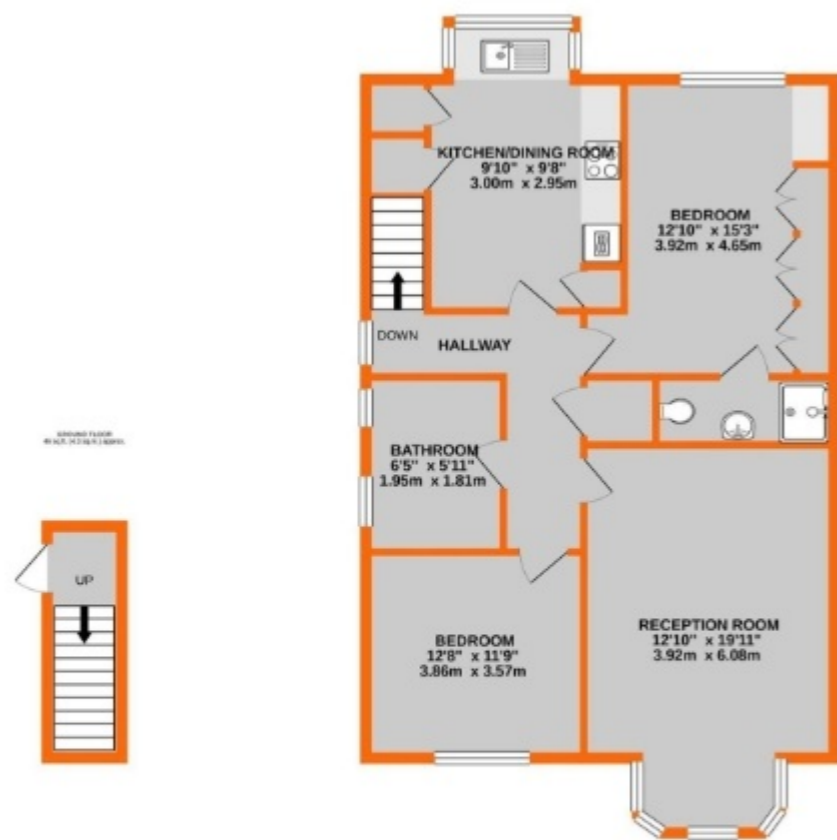


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>	79	81
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 930 sq. ft. (86.4 sq. m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the foregoing information, Proctors cannot accept any liability for any errors or omissions in the information. This plan is for illustrative purposes only and should be used as a guide only. The actual size, location and appearance of items shown on this plan may vary and no guarantee is given as to their availability or efficiency over time.  
 Made with Mapbox 0.2.0



Viewing by appointment with our Beckenham Office - 020 8650 2000

## Flat 6 Elmfield Court, Westgate Road, Beckenham, Kent BR3 5EA £500,000 Share of Freehold

- Stunning first floor maisonette
- Fully integrated kitchen/breakfast room
- Double glazed with plantation shutters
- Near to Beckenham Place Park
- Underfloor heating throughout
- Two double bedrooms with wardrobes
- Superb refurbishment
- Two parking spaces

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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 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



## Flat 6 Elmfield Court, Westgate Road, Beckenham, Kent BR3 5EA

This beautifully refurbished first floor two bedroom maisonette was completely stripped back and renovated in 2021, resulting in a stylish, contemporary home finished to an exceptional standard. The property now benefits from underfloor heating throughout and a renewed Worcester gas combination boiler, ensuring modern comfort and efficiency. The impressive kitchen/breakfast room is fully integrated, featuring quality appliances and a useful utility cupboard. Both bedrooms include fitted wardrobes, with the main bedroom enjoying its own en suite shower room, complemented by a separate guest bathroom. A superb sitting room provides an elegant and comfortable living space. Externally, the property offers two allocated parking spaces, accessed via an electronic gated driveway. Additional benefits include sealed unit double glazed replacement windows with plantation style shutters, fitted carpets, replaced internal doors, coved cornicing, downlights, rewiring throughout and the advantage of a share of freehold.

### Location

Elmfield Court is an attractive development of six 1950s built maisonettes, pleasantly set back from the road along Westgate Road, in the section between Foxgrove Road and The Avenue. The location is superb, with Beckenham Place Park just moments away and Beckenham High Street within easy reach, offering an excellent choice of shops, bars, restaurants and a cinema. Beckenham Junction—with rail services to Victoria and Blackfriars, as well as Tramlink connections to Croydon and Wimbledon—is approximately half a mile away. Ravensbourne Station (for Blackfriars) is also within a similar distance, providing further commuting options. Bus routes operate along nearby Foxgrove Road, serving surrounding town centres, and the area is well catered for with schools for all ages, making this a convenient and well connected setting.



### Ground Floor

#### Canopied Porch

hardwood entrance door, stairs to

### First Floor

#### 'L' Shaped Entrance Hall

opaque window to side, built-in shallow cupboard housing renewed consumer unit, further large deep shelved storage cupboard houses underfloor heating manifold and access to plumbing for en-suite

#### Living Room

7.14m x 3.91m (23' 5" x 12' 10") bay to front, lovely large, sunny room, three wall light points

#### Kitchen/Breakfast Room

4.29m x 3.10m (14' 1" x 10' 2") laminated floor, Ultima fitted kitchen, comprises base cupboards, deep drawers and wall cupboards all soft close, topped by composite stone worktops and risers, under counter one and a half bowl sink unit with mixer tap and water boiler combination tap, waste disposal, inset 4 ring induction hob, canopy extractor over, separate eye level oven and combination microwave oven/grill, integrated fridge/freezer, slimline dishwasher, downlights, utility cupboard housing, plumbing and space for washing machine and tumble dryer over, further large storage cupboard houses Worcester gas combination boiler

### Bedroom 1

4.57m x 3.15m (15' x 10' 4") windows to rear, range of fitted wardrobes along one wall with drawers, shelved and hanging space, door to

#### En-Suite Shower Room

enclosed fully tiled walk-in shower, rain head shower, separate hand spray, vanity unit with wash basin and mixer tap, deep drawer below, mirror over, toilet with concealed cistern, shelf over, shaver point, chrome heated towel rail, extractor fan, fully tiled walls, click tile flooring

### Bedroom 2

3.28m x 3.00m (10' 9" x 9' 10") deep window to front, range of fitted wardrobes

### Bathroom

1.93m x 1.73m (6' 4" x 5' 8") white suite comprising of enclosed panelled bath, separate shower over with rain head, separate hand spray and wall mounted controls, fully tiled walls, vanity wash basin with mixer tap, drawers below, toilet with concealed cistern, windows to side, vanity surface mirror, shaver point, extractor, downlights, chrome heated towel rail, windows to side

### Outside

#### Parking

two allocated parking spaces via remote electric gates to rear

### Lease Details

#### Lease

Being sold with the benefit of a Share of freehold, Balance of a 999 year lease (995 remaining currently) from 22/02/2021

#### Service Charge

£800.00 P.A (paid quarterly)

#### Ground Rent

None to pay.

#### Additional Information

Council Tax

London Borough of Bromley - Band D

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)

