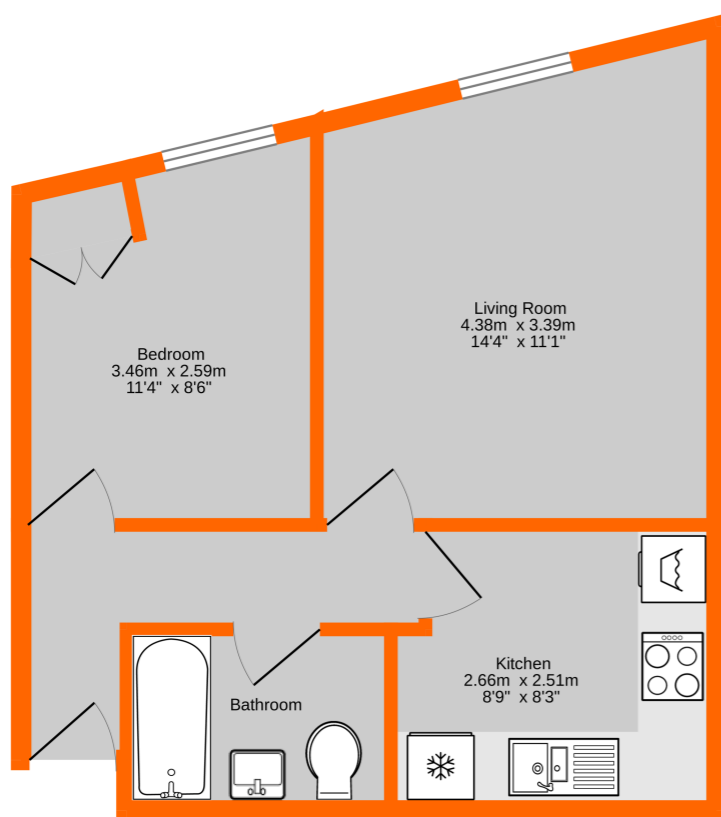


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

First Floor Flat  
 37.0 sq.m. (399 sq.ft.) approx.



TOTAL FLOOR AREA : 37.0 sq.m. (399 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metriplex 62024

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



Viewing by appointment with our Beckenham Office - 020 8650 2000

Flat 2, 261a Beckenham Road, Beckenham, Kent BR3 4RP

**£220,000 Leasehold**

- One bedroom flat
- Bathroom with modern white suite
- Living room
- Kitchen with integrated appliances
- uPVC double glazing
- Central heating via a combination boiler
- Reasonably priced
- Viewing recommended

## Flat 2, 261a Beckenham Road, Beckenham, Kent BR3 4RP

This 'Chain Free' one bedroom flat is situated on the first floor of this parade of local shops, above an estate agents office and is superbly located between Kent House and Clock House Railway Stations. All rooms are off the 'L' shaped entrance hall with a 13'11" x 11'0" living room, spacious kitchen which has a range of fitted units with built-in stainless steel electric oven, hob and extractor, along with an integrated washing machine, there is also the bedroom and bathroom that is fitted with a modern white suite. We feel this is an ideal investment opportunity or first time buy

### Location

Located equidistance from Kent House Railway Station with services to Victoria and Clock House Railway Station with services to London Bridge, Charing Cross along with DLR connection for Canary Wharf at Lewisham. Beckenham High Street with its range of shops, restaurants and bars is 0.7 of a mile away. Penge High Street is 0.5 of a mile.



### Ground Floor

#### Communal Entrance

stairs to

#### First Floor

#### front door to

#### Entrance Hall

security entryphone handset, wooden laminate flooring, spotlights

#### Living Room

4.38m x 3.39m (14' 4" x 11' 1") uPVC double glazed windows to front, wooden laminate flooring, double radiator, spotlights

### Kitchen

2.66m x 2.51m (8' 9" x 8' 3") fitted with a range of modern units comprising inset stainless steel sink with mixer tap and cupboards under, working surface to two walls with cupboards and drawers under, built-in stainless steel electric oven and hob with stainless steel extractor hood over, integrated washing machine, space for fridge/freezer, eye level cupboards to two walls, tiling to two walls, spotlights, extractor fan

### Bedroom

3.46m x 2.59m (11' 4" x 8' 6") uPVC double glazed windows to front, built-in cupboard housing Ideal gas fired combination boiler for central heating and hot water, double radiator, spotlights

### Bathroom

fitted with a modern white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap, toilet, chrome heated towel rail, tiling to three walls, extractor fan

### Lease Details

#### Lease

vendor has confirmed there are 118 years remaining on the lease

#### Ground Rent

vendor has confirmed the ground rent is £150 per annum

#### Maintenance

vendor has confirmed the maintenance charge is £650 for the current year

#### Council Tax

Band B