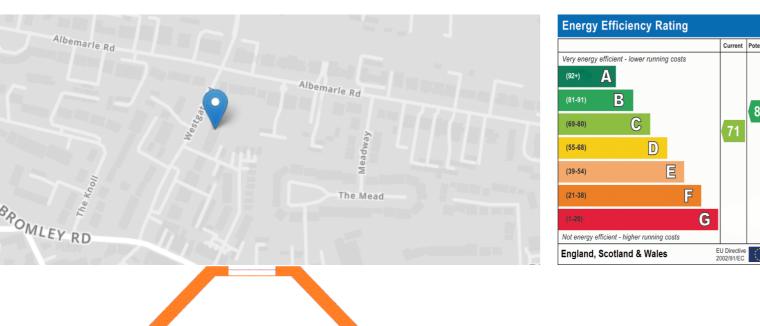
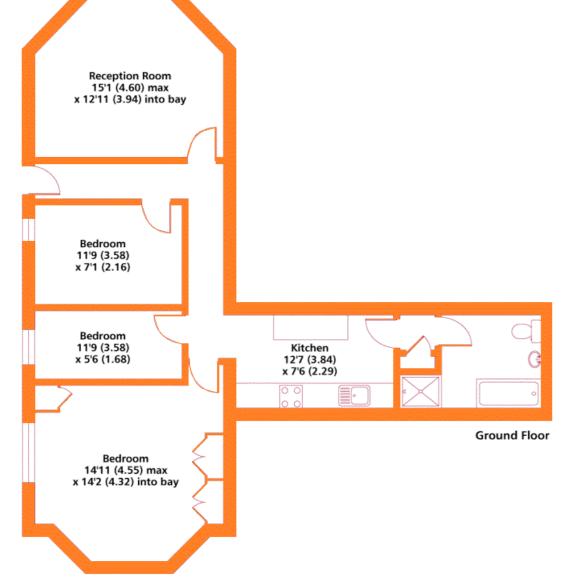
Beckenham Office

- 102-104 High Street, Beckenham, BR3 1EB
- 020 8650 2000
- beckenham@proctors.london







Disdaimer: 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 fee 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.



Beckenham Office

- 102-104 High Street, Beckenham, BR3 1EB
- **20** 020 8650 2000
- beckenham@proctors.london











Viewing by appointment with our Beckenham Office - 020 8650 2000

Garden Flat, 12 Westgate Road, Beckenham, Kent BR3 5DX £350,000 Leasehold

- Basement conversion flat
- Three bedrooms
- Own private entrance
- Gas central heating

- Chain Free
- Private & communal gardens
- Sought after quiet location
- Off street parking

020 8650 2000

beckenham@proctors.london







Garden Flat, 12 Westgate Road, Beckenham, Kent BR3 5DX

Proctors Beckenham are pleased to offer this 'chain free' conversion flat neutrally decorated throughout with its own private entrance to the side of this handsome, substantial Victorian period house which is ideally situated close to local shops, public transport and Beckenham High Street. There are currently three bedrooms, a living room to the rear overlooks its own private enclosed section of garden. There is a fitted kitchen and bathroom, sash windows, gas central heating, laminated flooring, off street parking and extensive communal gardens

Location

Situated in the section of Westgate Road that connects Albemarle with Bromley Road's, only a few hundred metres from the Oakhill shopping parade, Jolly Woodman and Chancery pubs. There are bus services along Bromley Road and Beckenham High Street is a third of a mile away with its extensive shopping, bar and restaurants and coffee shops together with Beckenham Junction Station (Victoria and The City) as well as trams to Croydon and Wimbledon. Kelsey and Beckenham Place Parks are both within the vicinity together with schools. Stations a little further include New Beckenham, Clockhouse, Shortlands and Ravensbourne









Ground Floor

Own Entrance

to side, steps lead down to

Front Door

Entrance Hall

'L' shaped, stripped wooden effect laminate flooring

Reception Room

 $4.60m\ x\ 3.94m\ (15'\ 1''\ x\ 12'\ 11'')$ sash to rear, coved cornice

Kitchen

3.84m x 2.29m (12' 7" x 7' 6") base cupboards, drawers and wall cupboards, worktops, inset stainless steal sink unit with mixer tap, inset ceramic hob, extractor hood over, oven under, partly tiled walls, plumbing and space for washing machine, space for fridge freezer, wall mounted fuse board, door to

AGENTS NOTE: internal room with no external

Inner Hall

built-in cupboard, door to

Bathroom

white suite of mosaic tiled panel bath with mixer tap, separate shower with glazed folding door to front, pedestal wash basin with mixer tap, 'macerator' toilet, fully tiled walls and floor, extractor fan

Bedroom 1

4.55m x 4.32m (14' 11" x 14' 2") window to side with shutters

Bedroom 2

 $3.58m \times 2.16m (11' 9" \times 7' 1")$ window to side with shutters

Bedroom 3

 $3.58 \mathrm{m} \times 1.68 \mathrm{m}$ (11' 9" x 5' 6") window to side with shutters, cupboard housing wall mounted Worcester combination boiler

Outside

Garden

fenced own private garden open onto extensive communal grounds

Parking

gravelled parking area to front on a first come first served basis





Additional Information

Lease - 999 years from 1st June 2003

Ground Rent - £125 for the period 01/07/25 to 31/12/25 paid in advance (£250 per annum)

Service Charge - total: £2854.88 per annum, broken down as follows: £925.44 for the period 01/01/25 to 30/06/25 paid in advance and then £925.44 for the period 01/07/25 to 31/12/25 (£1850.88 per annum) building insurance service charge £1004 per annum for the period 01/01/25 to 31/12/25 paid in advance

Council Tax

London Borough of Bromley - Band C Please visit: bromley.gov.uk/counciltax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadbandcoverage
checker.ofcom.org.uk/en-gb/mobile-coverage