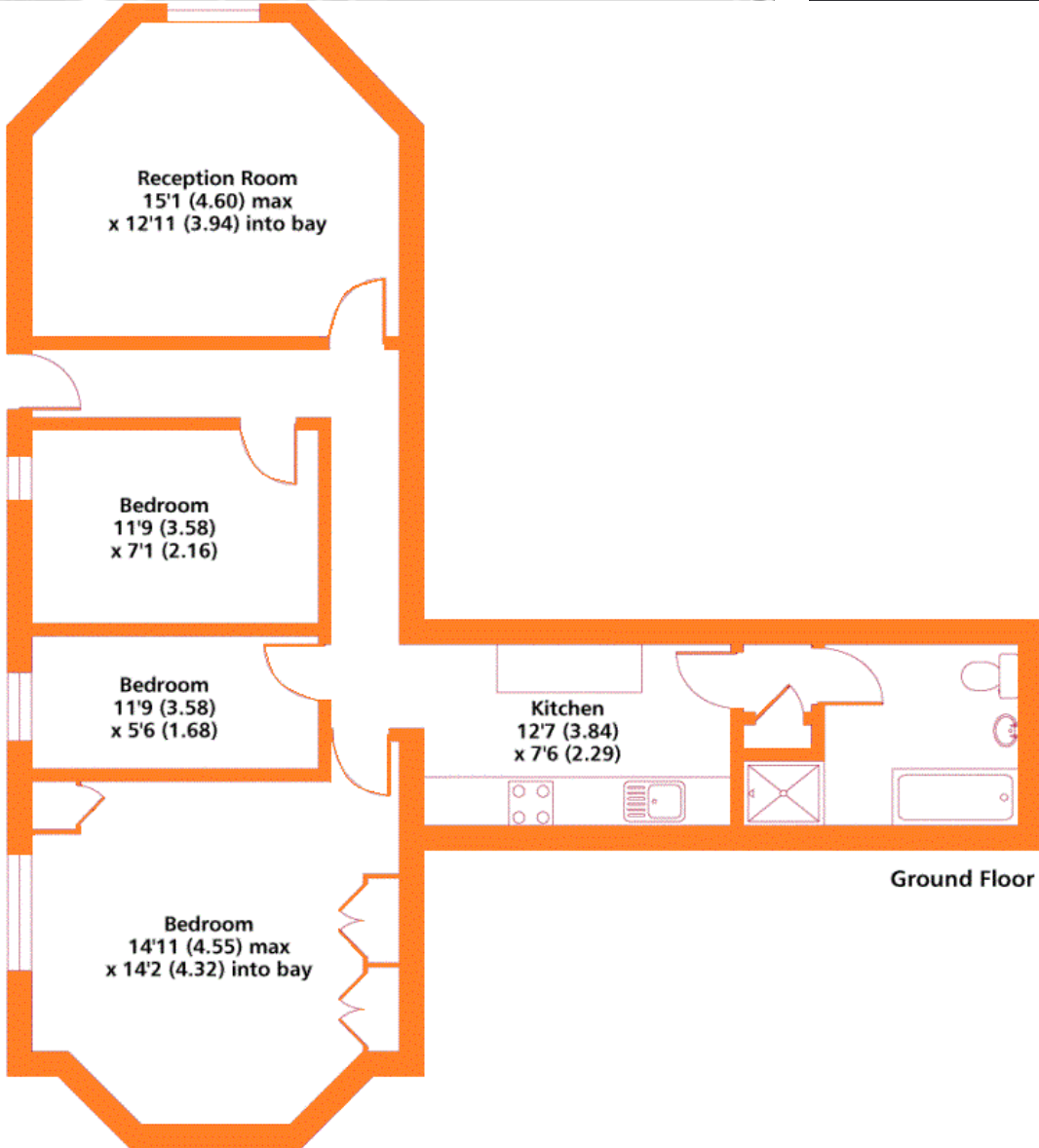


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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

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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