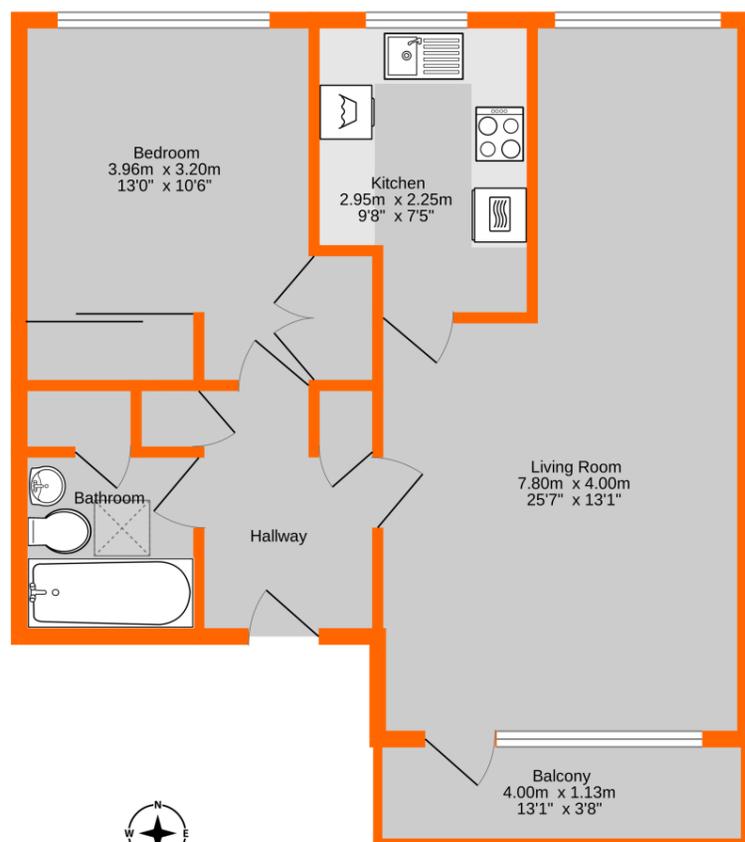


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	79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

**Top Floor Flat**  
 57.1 sq.m. (615 sq.ft.) approx.



TOTAL FLOOR AREA: 57.1 sq.m. (615 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only.  
 Made with Metropix ©2025



Viewing by appointment with our Beckenham Office - 020 8650 2000

9 Hillworth, Court Downs Road, Beckenham BR3 6TS

**Offers in Excess of £300,000 Share of Freehold**

- Double bedroom with wardrobes
- Living room with balcony
- Bathroom with white suite
- Garage/communal gardens
- 57.1 sq.m. (615 sq. ft.)
- Fitted kitchen with appliances
- Central heating via combination boiler
- Chain free

**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)



## 9 Hillworth, Court Downs Road, Beckenham BR3 6TS

This larger than average one bedroom balcony flat is situated on the second floor (top) of this popular block that is well located for Beckenham High Street and Kelsey Park, the bright 7.80.m x 4.m (25' 7" x 13' 1") sitting room has a door to the full width balcony which enjoys a southerly aspect and an archway to the dining room. The well fitted kitchen has a built-in AEG oven and hob along with an integrated dishwasher. There is also a double bedroom with ample wardrobe space and the bathroom that is fitted with a modern white suite. There is a single garage en-bloc and well maintained communal gardens, recommend a viewing of this well located flat that comes to the market on a chain free basis

### Location

This is a very popular and convenient location a short distance from Beckenham High Street offering a good choice of shops, restaurants and other amenities. An entrance to Kelsey Park is only a few hundred yards away, by the junction with Manor Way. Beckenham Junction Station will be found at the end of the high street, on Rectory Road, and from here there are train services to Victoria and The City as well as a tram service to Croydon and Wimbledon



### Ground Floor

#### Communal Entrance

stairs to

### Top Floor

#### front door to

#### Entrance Hall

built-in coats cupboard, built-in storage cupboard

#### Living Room

7.80m x 4.00m (25' 7" x 13' 1") uPVC double glazed windows to front, uPVC double glazed door to south facing balcony, radiator, archway, uPVC double glazed windows to rear, radiator

#### Kitchen

2.95m x 2.25m (9' 8" x 7' 5") uPVC double glazed windows to rear, fitted with a range of units comprising inset stainless steel single drainer sink with cupboards and drawers under, work surface to three walls with cupboards and drawers under, plumbing and space for washing machine and

fridge/freezer, built-in AEG electric oven and 4 ring AEG hob with extractor fan over, integrated dishwasher, pull-out cupboard, cupboard houses boiler for hot water and central heating

#### Bedroom

3.96m x 3.20m (13' 0" x 10' 6") uPVC double glazed windows to rear, built-in double wardrobe, fitted mirror, fitted wardrobes to one wall, double radiator

#### Bathroom

fitted with a white suite comprising panel bath with mixer tap and shower attachment, wash basin inset with mixer tap, chrome heated towel rail, ceramic tiled floor, tiling to four walls, built-in storage cupboard, roof light

#### Communal gardens

There are well maintained communal gardens to front and rear.

#### Garage

There is a single garage, number 1 en bloc to rear.

### Lease Details

#### Lease

share of freehold, lease is 999 years from 1st June 2002, 976 years remaining

#### Service Charge

service charge is £717.60 from 24th June 2025 to 25th December 2025

#### Ground Rent

There is no ground rent payable.

#### 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)