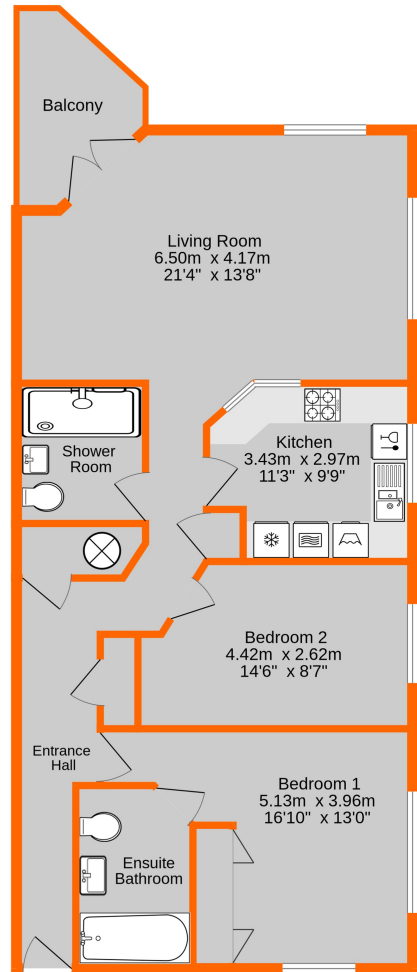


Ground Floor Flat
88.5 sq.m. (952 sq.ft.) approx.



TOTAL FLOOR AREA : 88.5 sq.m. (952 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Viewing by appointment with our Park Langley Office - 020 8658 5588

3 Kelsey Gate, 27 Court Downs Road, Beckenham BR3 6LP

£525,000 Leasehold

- Just metres from Beckenham High Street
- Two good size double bedrooms
- Re-appointed en suite and shower room
- Raised balcony with garden views
- Sought after block bordering Kelsey Park
- Generous hall with excellent storage
- Triple aspect living room
- Garage en-bloc and visitor 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.
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

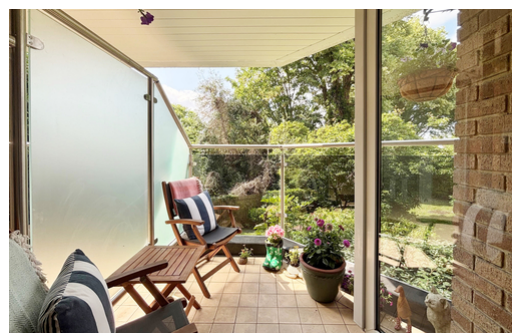


3 Kelsey Gate, 27 Court Downs Road, Beckenham BR3 6LP

A prestigious purpose built block of apartments, backing onto Kelsey Park, only a stones throw from Beckenham High Street. Occupying a raised ground floor position, this spacious two bedroom property is beautifully presented with neutral decor and carpets, modernised suites to both the family shower room off the entrance hall, and the main bedroom en suite bathroom. The living room enjoys a double aspect with plenty of natural light having double doors to the balcony. The garage en-bloc and visitors parking bays are included and a great attribute for such a central Beckenham location.

Location

This is a very popular and convenient location less than quarter of a mile 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 trains to Victoria and The City as well as tram services to Croydon and Wimbledon.



Ground Floor

Spacious Entrance Hall

large coat cupboard, airing cupboard housing Megaflor pressurised hot water cylinder, further storage cupboard, entryphone, radiator

Kitchen

3.43m max x 2.97m max (11' 3" x 9' 9") base cupboards and drawers plus matching eye level units, display cabinet, work surfaces with Franke 1½ bowl stainless steel sink with drainer and mixer tap, built-in Neff eye level microwave with matching electric oven beneath, concealed extractor hood above 4-ring stainless steel gas hob, plumbing for washing machine, plumbing for dishwasher and space for upright fridge/freezer, wall tiling, tiled floor, double glazed window to side

Living Room

6.50m max x 4.17m plus recess (21' 4" x 13' 8") large opening from entrance hall, two radiators, wall light points, triple aspect with double glazed windows to front and side and double glazed doors to balcony, opening to hall

Balcony

3.20m max x 2.36m max (10' 6" x 7' 9") tiled floor, outside light, views over gardens bordered by Kelsey Park

Bedroom 1

5.13m max x 3.96m max (16' 10" x 13') to include en suite and built-in wardrobes with mirror fronted folding doors, radiator, double glazed windows to front and side

Re-Appointed En Suite Bathroom

tiled panelled bath with mixer tap and shower attachment, wash basin with mixer tap having large drawer beneath, low level wc, ceramic tiled floor and walls, shaver point, chrome heated towel rail, double glazed window

Bedroom 2

4.42m max x 2.62m (14' 6" x 8' 7") to include wardrobe recess, radiator beneath double glazed window to front

Re-Appointed Shower Room

2.21m x 1.60m (7' 3" x 5' 3") white large full width tiled shower enclosure with sliding door, large wash basin with mixer tap having drawers beneath, low level wc, ceramic floor tiling, wall tiling, extractor fan, chrome heated towel rail

Outside

Communal Gardens

bordering Kelsey Park

Garage

5.00m x 2.51m (16' 5" x 8' 3") en-bloc to rear with up and over door (3rd from left on back row)

Additional Information

Lease

125 years from 25 December 1988

Ground Rent

£200 per annum (£150 for first 25 years of lease term, then increasing to £200 and rising by £50 every 25 years)

Maintenance

£1,250 for half year from 01.07.25 to 31.12.25 (£2,500 per annum) paid to HL Property & Asset Management Limited on behalf of Kelsey Gate Management Company Limited

Council Tax

London Borough of Bromley - Band F
Please visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts