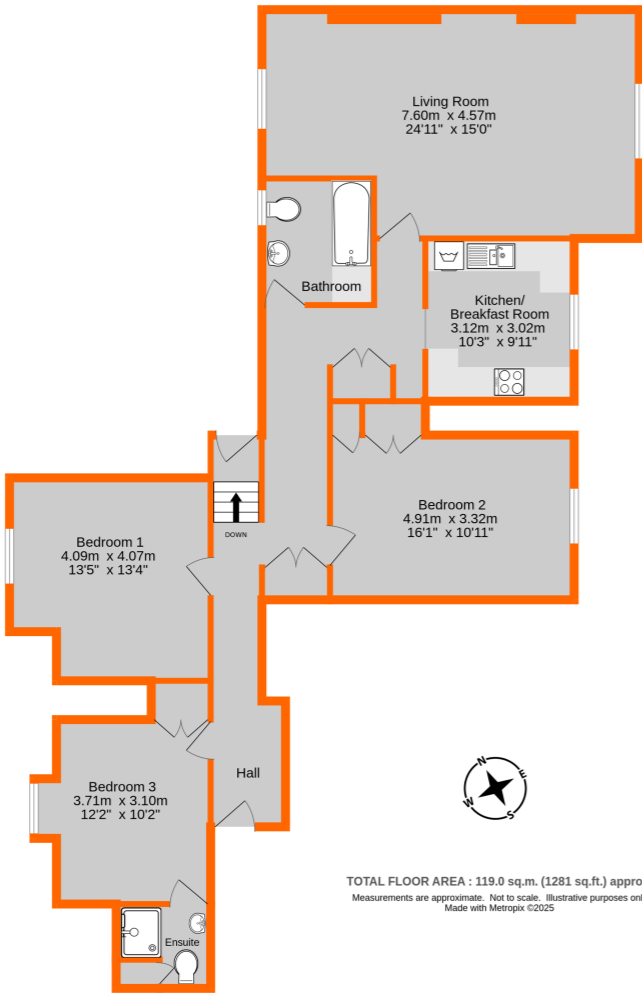


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

2nd Floor Flat
119.0 sq.m. (1281 sq.ft.) approx.



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



George Proctor & Partners trading as Proctors



Viewing by appointment with our Beckenham Office - 020 8650 2000

5 Wyefield, 4 The Knoll, Beckenham, Kent BR3 5JW

£600,000 Share of Freehold

- Three bedrooms
- Bathroom & shower room
- Impressive living room
- Off street parking
- Central heating
- Private garden
- Fitted kitchen/breakfast room
- Central yet quiet location

www.proctors.london

5 Wyefield, 4 The Knoll, Beckenham, Kent BR3 5JW

An opportunity has arisen to purchase this fantastic three bedroom conversion flat that occupies the entire top floor of this impressive Victorian detached house that is locally listed in a conservation area and forms part of this popular sought after central road ideally located for the many amenities of Beckenhams vibrant High Street and Beckenham Junction Station. The flat offers spacious characterful accommodation including a double aspect living room with a delightful outlook towards St George's Church. We have no hesitation in recommending a viewing of this well-presented flat that comes with a share of freehold, 50' x 45' private section of garden and a parking space

Location

This popular private unmade road is just 0.2 of a mile from the High Street with its range of shops, restaurants and bars, Beckenham Junction Railway Station with services to Victoria/Blackfriars and Tramlink to Croydon/Wimbledon is about 0.3 of a mile distance. New Beckenham Railway Station with services to London Bridge/ Waterloo/Charing Cross/ Cannon Street (and DLR connection at Lewisham) is about a mile away. Beckenham Place Park with its nature trails, swimming lake, fairs and markets is about 0.7 of a mile away, the beautiful Kelsey Park is also close by.



Ground Floor

Communal Entrance

stairs to

Top Floor (2nd floor)

front door to

Entrance Hall

door to staircase leading to basement where there is a storage room. Door to the bin storage area with locked gate to the front of the building, radiator, security entry phone handset, built-in coats cupboard, built-in airing cupboard housing hot water tank and shelving

Living Room

7.60m x 4.57m (24' 11" x 15' 0") a delightful bright room with sash windows to front and rear, both having wooden shutters, attractive stone fireplace with cast iron inset slate hearth and gas fire, stripped floorboards, two double radiators, picture rail

Kitchen/Breakfast Room

3.12m x 3.02m (10' 3" x 9' 11") uPVC double glazed sash windows to rear with wooden shutters, fitted with a range of units comprising inset stainless steel sink with mixer tap and cupboard under, working surface to three walls with cupboards and drawers under, built-in electric stainless steel oven and 4 ring hob, wall display cupboard, space and plumbing for washing machine, tiling to four walls, laminate flooring

Bedroom 1

4.09m x 4.07m (13' 5" x 13' 4") sash windows to front with wooden shutters, double radiator

Bedroom 2

4.91m x 3m (16' 1" x 9' 10") sash window to rear, built-in cupboards with hanging space and shelving, fitted shelving, double radiator

Bedroom 3

3.71m x 3.10m (12' 2" x 10' 2") uPVC double glazed sash window to front, built-in cupboard with hanging space and shelving, door to

En-Suite Shower Room

fitted with a modern suite comprising fully tiled shower cubicle with electric shower, wash basin with mixer tap and cupboard under, toilet, fully tiled walls, extractor fan, wall mounted electric heater

Bathroom

obscure sash window to front with wooden shutters, fitted with a modern white suite comprising panel bath with electric shower over, wash basin inset with mixer tap and cupboards under, fully tiled walls, chrome heated towel rail, spotlights

Outside

Garden

50' x 40' laid to lawn with flower and shrub borders

Parking

there is off street parking for one car to rear

Lease Details

Lease

vendor has confirmed share of freehold and the lease is 999 years from the 25th April 2013 - 986 years remaining

Ground Rent

the vendor has confirmed the ground rent is nil

Service Charge

for the period starting 1st April 2025 to 31st March 2026 - £2527 including building insurance, paid in quarterly instalments in advance

Agents Note

Council Tax
London Borough of Bromley - Band E
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