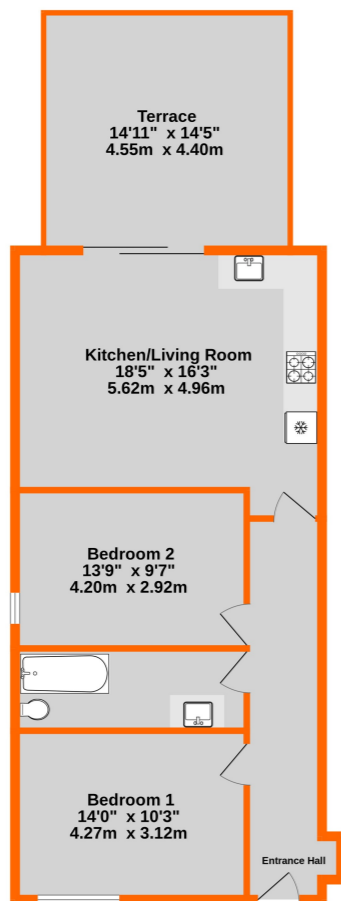


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
 732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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 For further details please visit our website - www.proctors.london



Viewing by appointment with our Park Langley Office - 020 8658 5588

Flat 1 Michael John House, 14 Southend Road, Beckenham BR3 1SD Offers in Excess of £500,000 Leasehold

- Fabulous newly converted apartment
- Near High Street and two stations
- Generous fitted kitchen/living room
- Spacious beautifully appointed bathroom
- Stunning building with huge character
- New boiler with underfloor heating
- Two double bedrooms off large hall
- Communal gardens to rear and parking

Flat 1 Michael John House, 14 Southend Road, Beckenham BR3 1SD

Brand new conversion flat with direct access to PRIVATE GARDEN accessed from the LARGE KITCHEN/LIVING ROOM. These two areas add to the appeal with the large modern open plan living room incorporating the fully fitted kitchen and linking to the OUTSIDE SPACE, giving a wonderful flow to enjoy everyday or for entertaining. Off the generous hall there are two double bedrooms and spacious contemporary bathroom with Micro Concrete walls and large shower head over the bath. The development of the stunning period property has blended the wonderful character of the building with the modern presentation of the apartments to provide the perfect mix of appeal and easy living, with underfloor heating and replacement double glazed windows. Please contact our Park Langley office for a viewing.

Location

Conveniently located just a few hundred yards from Waitrose and Beckenham Junction station providing trains to Victoria and The City as well as trams to Croydon and Wimbledon. This property also enjoys easy access to Beckenham High Street with a good range of shops, restaurants and other amenities including a Cinema. New Beckenham station is also in the vicinity, accessed via Park Road, along with the beautiful Beckenham Place Park (96 Hectares) with lake that is 285 metres long offering pre-booked swimming and paddle boarding sessions.



Ground Floor

Entrance Hall

7.45m max x 1.3m (24'5 x 4'3) control panel with touch screen, wood finish flooring with underfloor heating

Kitchen/Living Room

5.68m x 4.89m max (18'8 x 16'1) plus deep recess by door, KITCHEN with base cupboard and drawers plus integrated slimline dishwasher and washing machine beneath quartz work surfaces, stainless steel sink with mixer tap, Smeg cooker hood above 4-ring gas hob with electric oven beneath, integrated fridge/freezer, eye level cupboards including cupboard concealing Vaillant wall mounted gas boiler, feature exposed brickwork to one wall, open to LARGE LIVING AREA with wood finish flooring having underfloor heating, provision for wall mounted flat screen tv, double glazed sliding patio door to PRIVATE GARDEN

Bedroom 1

4.27m x 3.13m (14'0 x 10'3) underfloor heating, downlights, double glazed sash type window to front

Bedroom 2

4.19m x 2.92m (13'9 x 9'7) downlights, underfloor heating, double glazed sash type window to rear

Generous Bathroom

3.93m x 1.52m (12'11 x 5'0) large white panelled bath with mixer tap having built-in shower over, wc with concealed cistern, wash basin with mixer tap having deep drawer beneath, wall tiling plus feature Micro Cement to main walls and floor, downlights and extractor

Outside

Private Paved Garden

4.58m x 4.4m (15'0 x 14'5) great space for entertaining accessed via wide patio door from kitchen/living room

Parking

defined spaces to car park area at front

Additional Information

Lease

the balance of a newly created 125 year lease - To Be Confirmed

Ground Rent

Vendor has confirmed there will be no Ground Rent.

Maintenance

Estimated as £80 Per Calendar Month - To Be Confirmed

Council Tax

London Borough of Bromley - Band TBC (Other newly created flats in the building are Band C & D)

Agents Note

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