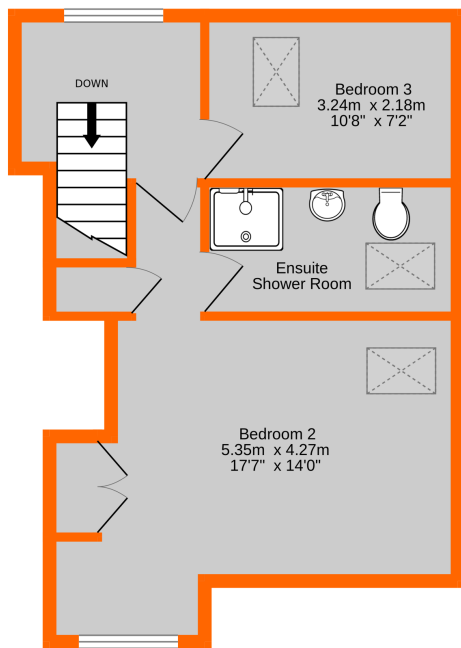
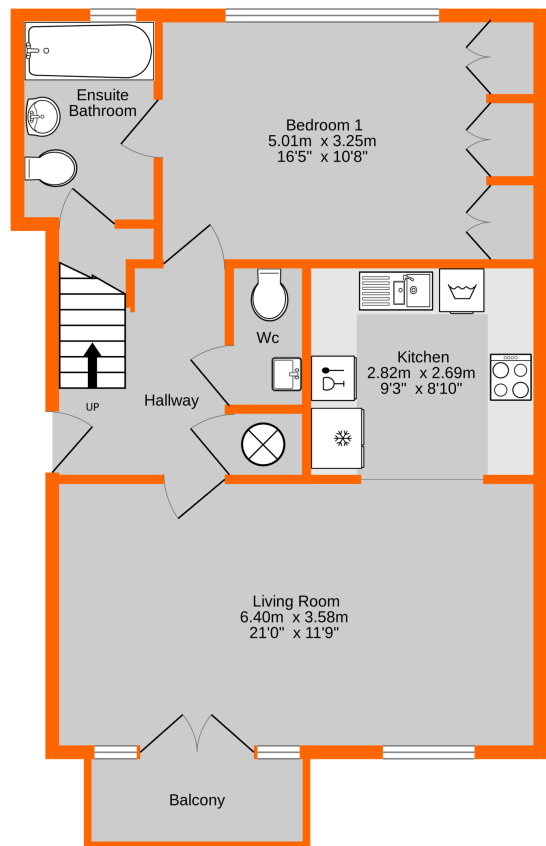


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Lower Floor
63.1 sq.m. (679 sq.ft.) approx.

Upper Floor
40.9 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA : 104.0 sq.m. (1120 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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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Viewing by appointment with our Beckenham Office - 020 8650 2000

Flat 4 Hill House, 113 Foxgrove Road, Beckenham, Kent BR3 5DA

Offers in Excess of £500,000 Share of Freehold

- Luxurious duplex apartment
- Bathroom, shower room & cloakroom
- Open plan living room with balcony
- Lift service & chain free
- 2/3 bedrooms
- Allocated parking
- Beautifully presented throughout
- Close to station & Beckenham Place Park

Flat 4 Hill House, 113 Foxgrove Road, Beckenham, Kent BR3 5DA

This stunning apartment, as good as new, built in 2011 by reputable builders PJ Construction to a very high specification offers spacious beautifully presented accommodation arranged over two floors and having the feeling of living in a house helped by the fact there is no flat above this one. There is a good sized balcony off the sitting room, open plan luxury integrated kitchen, spacious hallway with cloakroom and landing, main bedroom with fitted wardrobes and en-suite bathroom. To the upper floor is the guest suite/bedroom two with fitted wardrobes and spacious en-suite shower room, as well as an occasional bedroom three/study. Benefits include floor heating below solid engineered oak wooden floors and all rooms have individual thermostats, sealed unit double glazed windows, security entry system, beautifully fitted contemporary bathroom, shower room and cloakroom, from the rear windows of the property are views toward Beckenham Place Park.

Location

Situated at the brow end of Foxgrove Road before it descends toward the junction with Downs Hill, Hill House is conveniently placed within a few hundred metres of Ravensbourne Station (London Blackfriars) and an entrance to the beautiful Beckenham Place Park with bus services that run along Foxgrove Road. Beckenham High Street with its shopping, bars, restaurants together with Beckenham Junction Station (London Victoria & London Bridge) Tramlink to Croydon and Wimbledon together with Shortlands Village and station and shops approximately one mile away.



Ground Floor

Stairs or Lift to

First Floor

Entrance Hall

stairs to second floor, security entry handset, cupboard houses mega flow hot water cylinder

Cloakroom

white suite of toilet with concealed cistern, wall mounted vanity unit with inset wash basin with mixer tap with fitted mirrors above, tiled floor and walls, extractor fan

Living Room

6.40m x 3.58m (21'0" x 11'9") distinct sitting and dining areas open to the kitchen, window to front, glazed double doors and side panels onto

Balcony

tiled, wrought iron railings

Kitchen

2.82m x 2.69m (9'3" x 8'10") base cupboards and corner carousel, drawers and wall cupboards, composite stone worktops and risers with glazed splashback wall panels, integrated appliances comprise dishwasher, washer/dryer, American style fridge/freezer, microwave and coffee machine, inset 4 ring gas hob, concealed extractor hood, double oven below, porcelain tiled floor, in-built Bosch microwave, pull out larder, pelmet lighting, cupboard houses Vaillant gas boiler, under counter one and a half bowl sink unit with mixer tap and separate filter water and hot water tap

Bedroom 1

5.01m x 3.25m (16'5" x 10'8") windows to rear, overlooking gardens with views towards Beckenham Place Park, range of wardrobes along one wall, door to

En-Suite Bathroom

tiled floor and walls, white suite of panelled enclosed bath with wall mounted controls, hand spray and rain head shower, glazed screen, vanity surface with on top wash bowl with mixer tap, cupboards below, toilet with concealed cistern, extractor fan, access to eaves storage, chrome ladder style radiator

Carpeted staircase to

Landing

window to rear

Bedroom 2

5.35m x 4.27m (17'7" x 14'0") dual aspect with window to front, opaque velux to side with blind, fitted wardrobes, further built-in shelved storage cupboard

En-Suite Shower Room

glazed shower, rain head and hand spray, vanity unit with on top wash bowl with mixer tap, cupboards under, toilet with concealed cistern, tiled floor and walls, extractor fan, opaque velux window to side with blind, chrome ladder style towel rail

Bedroom 3/Study

3.24m x 2.18m (10'8" x 7'2") velux to rear with blind

Outside

Parking

single allocated parking space to front, landscaped frontage

Additional Information

Lease

the vendor has confirmed share of freehold, 999 years from 27th July 2011 - 985 years remaining

Maintenance

the vendor has confirmed the maintenance is £1,400 per annum from 30/09/2024 - 30/09/2025 (paid half yearly by two separate installments of £700)

Ground Rent

the vendor has confirmed there is no ground rent

Council Tax

Band F - London borough of Bromley - please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Electricity, water and sewage

Broadband & Mobile

To check coverage please visit check.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

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