



£475,000  
The Knoll  
BR3

CURRAN & PINNER

0208 313 6868  
[bromley@curranpinner.co.uk](mailto:bromley@curranpinner.co.uk)



# The Knoll

BR3

- 3 Bedroom Maisonette
- First Floor
- Private Garden
- Local Schools
- Close by to Amenities



Set on a quiet private road just moments from Central Beckenham, The Knoll presents a rare opportunity to acquire a generously sized 88.7 sqm / 955 sq ft first-floor maisonette in one of the area's most sought-after locations.

Within easy walking distance of Beckenham High Street, Beckenham Junction Railway Station, Tram link, and a full range of local amenities, including a Marks & Spencer Simply Food, this property combines peaceful residential living with exceptional convenience.

Offered to the market with no onward chain, this well-proportioned home is leasehold with minimal service and ground rent charges. The interior offers spacious and versatile accommodation throughout, including three double bedrooms, a large and inviting living room with views over the communal garden to front, a fitted kitchen, a family bathroom, and a separate WC. An internal staircase provides access to a large private garden, offering a rare outdoor retreat.

The property benefits from gas central heating and secondary double glazing, all rooms are accessed from a large central inner hall, creating a functional and well laid out living space.



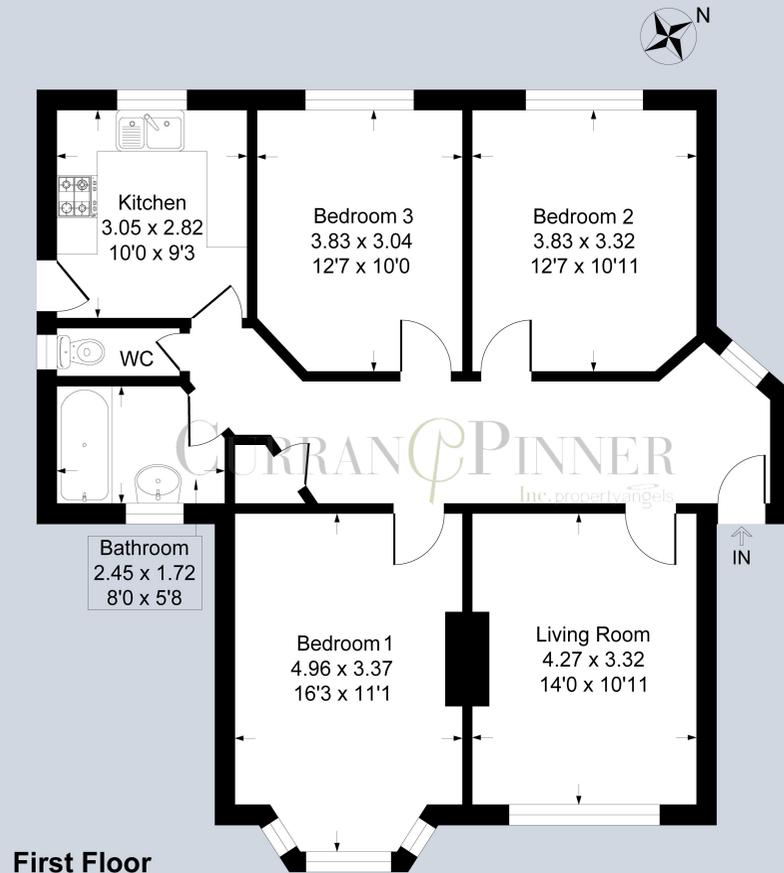
For commuters, Beckenham Junction is just a few minutes' walk away, providing regular rail services into London Victoria and London Blackfriars. In addition, several bus routes nearby, including the 227, 162, 367, and 54, offer direct links to Bromley, Crystal Palace, Croydon, and Woolwich.

The location is also perfect for those who enjoy a vibrant lifestyle. A wide choice of restaurants, cafés, and bars are within easy reach, as are the Beckenham Spa Leisure Centre and the beautiful Kelsey Park, making it an ideal setting for both relaxation and recreation.

This charming property is competitively priced to reflect its current condition and the exceptional potential it offers for buyers eager to personalize a generously sized home in a sought-after location. With no onward chain and excellent transport connections, early viewing is strongly advised.

Tenure: Leasehold   Length: 109 years   Service Charge: £80pa (communal electricity usage)  
Ground Rent: £200pa   Council Tax Band: D

# CURRAN & PINNER



First Floor

88.7 Square Metres  
955 Square Feet

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions

Living Room 4.27m x 3.32m (14' 0" x 10' 11")  
Kitchen 3.05m x 2.82m (10' 0" x 9' 3")  
Bedroom 1 4.96m x 3.37m (16' 3" x 11' 1")  
Bedroom 2 3.83m x 3.32m (12' 7" x 10' 11")  
Bedroom 3 3.83m x 3.04m (12' 7" x 10' 0")  
Bathroom 2.45m x 1.72m (8' 0" x 5' 8")



Curran & Pinner  
94 Beckenham Lane, Bromley, Kent, BR2 0DW  
0208 313 6868  
bromley@curranpinner.co.uk