

TO LET

£1,350 pcm

Rectory Road, Beckenham, BR3



A well presented and sizeable one double bedroom purpose built apartment, ideally positioned for Beckenham High Street, Beckenham Junction BR, Tram and New Beckenham stations. Offered unfurnished with off street parking and available now.

Grafton Estate Agents is proud to offer this spacious one double bedroom flat, located on a quiet development. The flat is located on the ground floor of this well kept block, accessed via intercom and conveniently situated within a short distance to Beckenham Junction Rail station and tram; while Beckenham High Street and its array of local amenities are just as close.

The property is naturally bright and has just been painted, offering neutral décor with a sizeable reception, fitted kitchen, large double bedroom with storage and a white bathroom suite. The property also offers a communal garden to the rear and off street parking for residents.

Offered unfurnished and available now, early viewings are recommended.

- Ground floor
- Excellent location
- One double bedroom
- Off street parking
- Communal garden
- Close to Beckenham Junc & New Beckenham BR
- Unfurnished
- EPC rating D

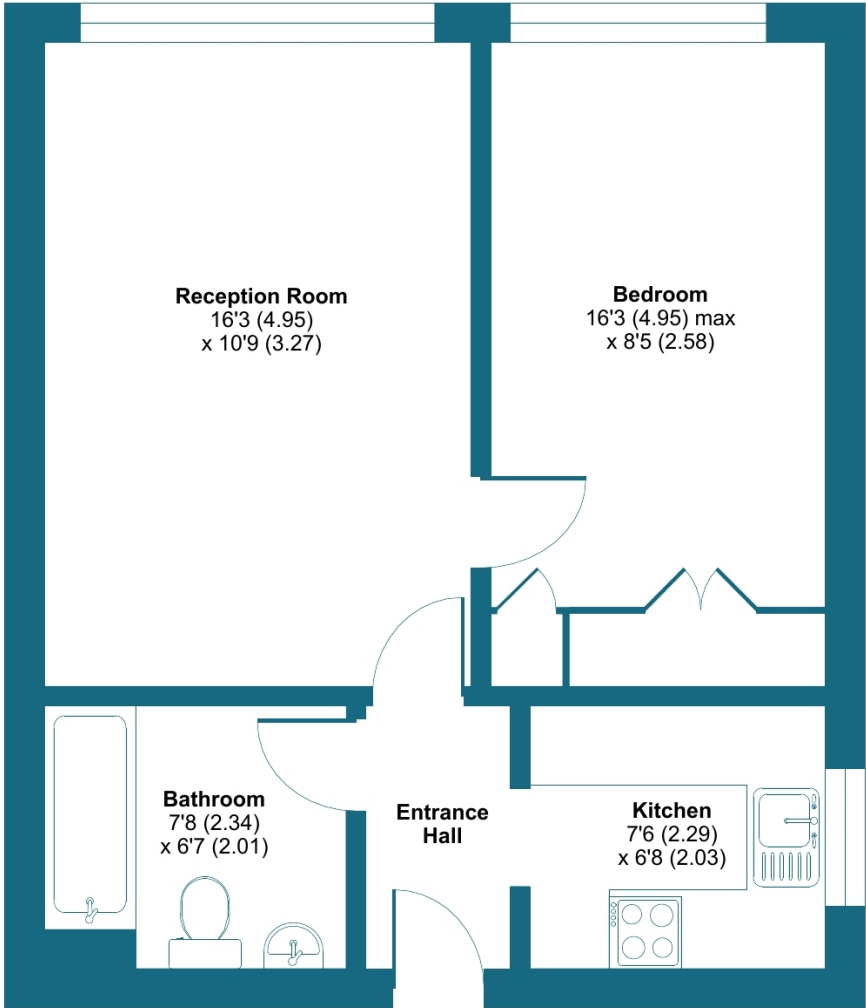




Rectory Road, BR3

Approximate Area = 466 sq ft / 43.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2024. Produced for Grafton Estate Agents. REF: 1227360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	