

FOR SALE

£290,000

Croydon Road, Beckenham, BR3



A spacious and well presented one double bedroom apartment within easy reach of Beckenham High Street & Elmers End Station and Tram. Offered chain free and comes with gated and allocated off street parking and a communal roof terrace with amazing views.

An impressive one bedroom first floor apartment in this iconic building with a stunning entrance foyer, having marble flooring and staircase, as well as two elevators for easy access to upper floors and a communal terrace situated on the fifth floor.

The spacious apartment attracts a lot of natural light and both the kitchen and bathroom are in excellent condition with the kitchen having fully integrated appliances. There is engineered oak hardwood flooring throughout with tiling to the modern bathroom and a large built-in wardrobe to the double bedroom, all to make the accommodation ideal for easy living. The apartment also comes with video security entrance phone, double glazing and an allocated off street parking space which is gated.

The property is surround by local amenities including popular bars, restaurants and shops, while both Elmers End Station and Beckenham High Street are just moment away.

Ideal for first time buyers, investors and owner/occupiers who need easy access into Central London all while having a variety of amenities on their door step.

- Chain free
- One double bedroom
- Spacious open plan kitchen
- Elevator
- Secure off street parking
- Communal roof terrace
- Close to Elmers End BR/Tram
- EPC rating C

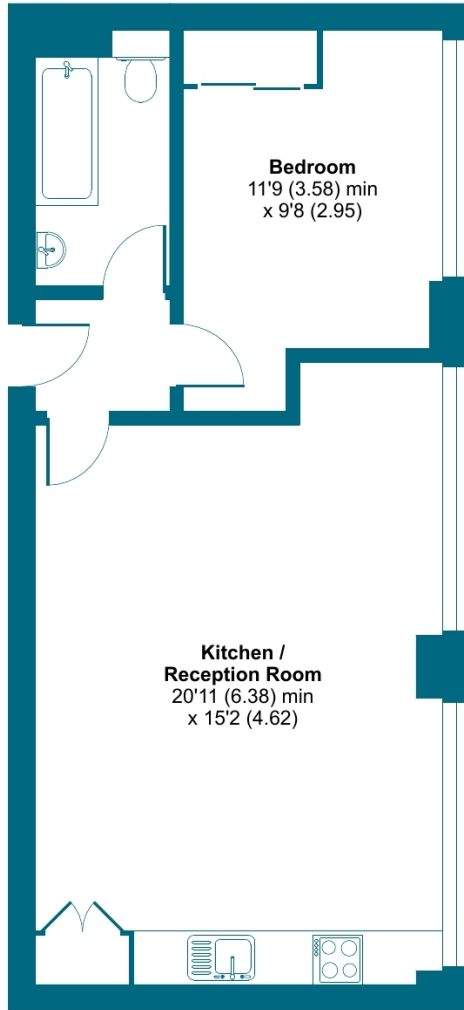




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Approximate Area = 538 sq ft / 49.9 sq m

For identification only - Not to scale



FIRST 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: 1219826



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