#### Beckenham Office 💽 102-104 High Street, Beckenham, BR3 1EB 020 8650 2000 beckenham@proctors.london



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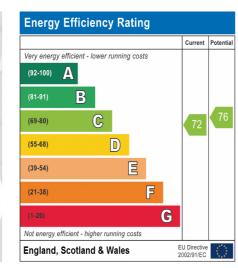


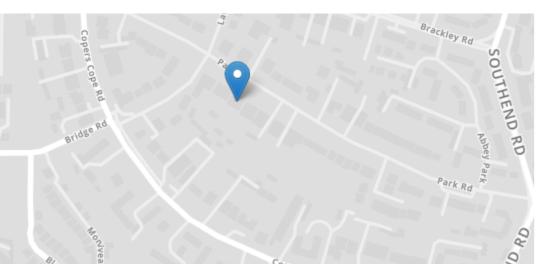
Viewing by appointment with our Beckenham Office - 020 8650 2000

## 19 Shelbourne Place, 85 Park Road, Beckenham, Kent BR3 1QQ £550,000 Share of Freehold

- Stunning top floor apartment Two double bedrooms
- Beautifully presented throughout
- Sought after quiet address postion







### Shelbourne Place, 85 Park Road, Beckenham, BR3

Approximate Area = 1119 sq ft / 103.9 sq m Garage = 240 sq ft / 22.2 sq m Total = 1359 sq ft / 126.2 sq m For identification only - Not to scale





sclaimer: All Measure nate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the gents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.

Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is our decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please isit our website - www.proctors.londo

The Propert Ombudsma



Lift service

Lovely views from all rooms

Lovely mature gardens

Double garage

# **PROCTORS**

## 19 Shelbourne Place, 85 Park Road, Beckenham, Kent BR3 1QQ

Proctors High Street Beckenham are pleased to offer for sale this, well presented and spacious, unique top floor apartment being individual in its design. Situated in a quiet central location. The living accommodation is extensive with a 22'11" x 18'9" (6.98m x 5.72m) living room with fireplace and westerly facing balcony, modern fitted kitchen/breakfast room with Corian worktops and integrated appliances. The main bedroom has a dressing area with wardrobes and a spacious en-suite shower room. The second bedroom, although double, is used as a home office with extensive fitted custom built furniture incorporating a pull down guest bed. From the hall is a modern fitted bathroom and ample storage as well as access to a useful loft space. Outside there are beautiful well tended mature gardens and a double garage. Benefits include gas radiator central heating, sash style sealed unit double glazed replacement windows, fitted carpets, security entry system, share of freehold and a brand new 999 year lease. An internal viewing is highly recommended of this lovely top floor flat which has lovely green views from every window.

#### Location

Shelbourne Place is located on the corner of Park and Lawn roads, highly sought after as it is quiet, yet very convenient within three quarters of a mile from Beckenham High Street, with its extensive shopping, bars and restaurants and Beckenham Junction Station with Tramlink, the Beckenham Place Park is also within that distance. The nearest station is New Beckenham just over one quarter of a mile distance. School for all ages are available within the vicinity.









trap to loft with pull down loft ladder, part boarded

6.98m x 5.72m (22'11" x 18'9") a lovely bright room

fireplace and hearth with gas living flame fire, glazed

4.37m x 3.12m (14' 4" x 10' 3") 'Leicht' fitted kitchen,

cupboards, Corian worktops with integrated one and

base cupboards, drawers, wall and separate larder

a half bowl sink unit, Neffintegrated appliances

incorporating a combination oven, built-in fridge,

cupboard housing replaced Vaillant boiler, ceiling

separate freezer, dishwasher and a washer/dryer, wall

downlighters, pelmet spotlights, window to side and

include inset 4 ring ceramic hob with Corian

splashback, extractor over, double oven

with window to front, coved ceiling, limestone

porcelain tiled floor, great views over trees

with light, coved ceiling, three coat/storage

water cylinder, glazed double doors to

cupboards, shelved airing cupboard housing hot

**Ground Floor** 

stairs and lift to

Third/Top Floor

Entrance Hall

Living Room

Balcony

sliding doors opening to

Kitchen/Breakfast Room

Amtico flooring

**Communal Entrance** 



#### Master Suite

4.04m x 3.56m (13' 3" x 11' 8") dual aspect with windows to front and side, coved ceiling, archway to

#### **Dressing Area**

1.91m x 1.22m (6' 3" x 4' 0") two sets of double wardrobes providing shelving and hanging, coved ceiling, spotlights

#### **En-Suite Bathroom**

2.87m x 2.64m (9' 5" x 8' 8") re-modelled with white suite comprising comprising walk-in glazed shower cubicle having rain shower head and separate hand spray, vanity unit with Corian surface and inset wash basin having cupboards under, W/C with concealed cistern, window to side, further matching fitted cupboards including linen bins, tiled floor and walls, inset spotlights, two heated towel rails

#### Bedroom 2

3.15m x 2.79m (10' 4" x 9' 2") currently used as a home office with Neville Johnson fitted bespoke furniture incorporating best of both worlds with fitted desk, drawers and shelves and a 'guest' pull down concealed bed, wardrobes, cupboards and shelves, coved ceiling and window to front

#### Bathroom

2.36m x 1.88m (7'9" x 6'2") porcelain tiled walls and floor, white suite comprising enclosed panelled bath, mixer tap, separate shower over bath, incorporating wash basin with cupboards under, W/C with concealed cistern, inset spotlights, Corian vanity surfaces, extractor vent, full height bathroom cabinet, chrome ladder style radiator/towel rail

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#### Outside

#### **Communal Garden**

extensive, beautiful, well maintained gardens surrounding the development

#### **Double Garage**

up and over door, pitched roof provides eaves storage, visitor parking within the development

#### Lease Details

#### Lease

vendor has confirmed share of freehold. 999 year lease paid for and awaited

#### **Ground Rent**

vendor has confirmed ground rent is nil

#### Maintenance

vendor has confirmed the maintenance charge is £2,680.16 per annum

#### Agents Note

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

#### Council Tax

Band G