



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	76
(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	

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Proctors. REF: 976642

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

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 position
- Lift service
- Lovely views from all rooms
- Lovely mature gardens
- Double garage

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.



Ground Floor

Communal Entrance

stairs and lift to

Third/Top Floor

Entrance Hall

trap to loft with pull down loft ladder, part boarded with light, coved ceiling, three coat/storage cupboards, shelved airing cupboard housing hot water cylinder, glazed double doors to

Living Room

6.98m x 5.72m (22'11" x 18'9") a lovely bright room with window to front, coved ceiling, limestone fireplace and hearth with gas living flame fire, glazed sliding doors opening to

Balcony

porcelain tiled floor, great views over trees

Kitchen/Breakfast Room

4.37m x 3.12m (14'4" x 10'3") 'Leicht' fitted kitchen, base cupboards, drawers, wall and separate larder cupboards, Corian worktops with integrated one and a half bowl sink unit, Neff integrated appliances include inset 4 ring ceramic hob with Corian splashback, extractor over, double oven incorporating a combination oven, built-in fridge, separate freezer, dishwasher and a washer/dryer, wall cupboard housing replaced Vaillant boiler, ceiling downlighters, pelmet spotlights, window to side and Amtico flooring

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

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

