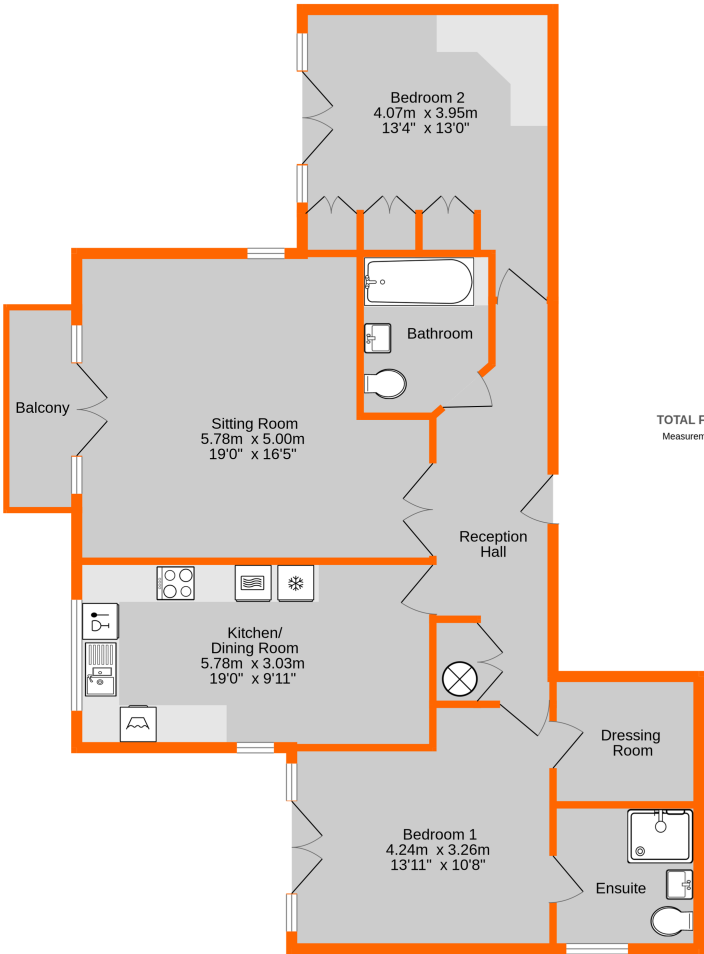


1st Floor Flat
102.6 sq.m. (1104 sq.ft.) approx.



TOTAL FLOOR AREA : 102.6 sq.m. (1104 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(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



Viewing by appointment with our Beckenham Office - 020 8650 2000

4 Wickham Noakes Court, 11 The Avenue, Beckenham, Kent BR3 5DG

£685,000 Share of Freehold

- Stunning first floor apartment
- 2 double bedrooms
- Beautifully presented throughout
- Over 1,100 Sqft. of accomodation
- En-suite dressing & shower rooms
- Central Beckenham Location
- Garage & allocated parking
- Large balcony, communal gardens

4 Wickham Noakes Court, 11 The Avenue, Beckenham, Kent BR3 5DG

'Truly luxurious' is the best way to describe this 'as new' apartment, finished to a high standard with quality fittings and appliances, set within this exclusive small modern development boasting a welcoming reception hall with ample storage opening onto the sitting room which has solid wooden bespoke fitted furniture and French doors onto a balcony. There is a fully integrated kitchen/dining room with quartz worktops ideal for entertaining, 2 double bedrooms, the main with dressing and en-suite shower rooms together with a Juliette balcony and fitted bespoke wooden furniture, the second having a range of wardrobes and a fitted 'home office' as well as a Juliette balcony and off the hall is a luxurious bathroom. Benefits include underfloor heating below tiled and carpeted floors, double glazed windows & doors, spotlights, security entry system, share of freehold, lift service and integrated ceiling speakers (currently not connected) Outside remote electric gates give access to gardens, garage and allocated parking space.

Location

Occupying a highly desirable central location on a popular tree-lined road only a few hundred metres from central Beckenham with its High Street shops, coffee shops, bars & restaurants, sports and leisure facilities together with Beckenham Junction Station (Victoria and London Bridge) together with tramlink to Croydon and Wimbledon. There are numerous parks within the vicinity including Kelsey and Beckenham Place Park's, various gyms and cinema and the area is well served by schools for all ages.



Ground Floor

Communal Entrance

stairs and lift service to

First Floor

Reception Hall

Tiled floor, double cupboard houses mega-flo hot water cylinder, fuse box, wiring for surround sound speaker (not connected), shelving, glazed double doors to

Sitting Room

5.78m x 5.00m (19' 0" x 16' 5") Dual aspect with window to side, glazed double doors and side windows open onto balcony overlooking garden, range of bespoke custom built wooden units comprise of base cupboards, drawers and glazed display units (built for the vendor by local cabinet makers MMW Bromley)

Kitchen/Dining Room

5.78m x 3.03m (19' 0" x 9' 11") Dual aspect with windows to rear & side, tiled floor units comprise of wall, base cupboards and drawers, display glazed units, pelmet lighting, quartz composite worktops and risers, under counter one and a half bowl sink unit with waste disposal, Bosch appliances include main oven with combination oven over, warming drawer below, inset ceramic hob, with extractor hood over, in-built washer/dryer, fridge/freezer, downlights, wall cupboard houses Ideal combination gas boiler.

Bedroom 1

4.24m x 3.26m (13' 11" x 10' 8") Glazed double doors and matching side windows to Juliette balcony, fitted bespoke wooden head board, bedside drawer units and further matching wooden fitted drawers, door to

Dressing Room

Shelved and ample hanging space, drawers

En-Suite Shower Room

Fully tiled walls and floor, walk-in shower with glazed screen, rain head shower, separate hand spray, vanity unit with on top wash basin with mixer tap and cupboard below, floating toilet with concealed cistern, mirror, shaver point, heated towel rail, window to side, extractor fan

Bedroom 2

3.95m x 4.07m (13' 0" x 13' 4") Range of fitted wardrobes along one wall, glazed double doors and side windows to Juliette balcony, 'home office' with range of fitted furniture including desk to corner, wall shelves, drawers and cupboards

Bathroom

4.07m x 3.95m (13' 4" x 13' 0") Fully tiled walls and floor, white suite of enclosed panelled bath, glazed screen, separate shower over, hand spray and large rain head shower, full width vanity surface on top, wash basin and mixer tap, cupboards below, floating toilet with concealed cistern, full width mirror, extractor, heated towel rail

Outside

Communal Gardens

Garage

Single garage En-bloc with remote up & over door to front, power point and light, eaves storage space single allocated parking space, visitor parking to front.

Lease Details

Lease

to be confirmed

Service Charge

to be confirmed

Ground Rent

to be confirmed

Additional Information

Council Tax
London Borough of Bromley - Band F
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities
MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile
To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage