



£325,000
Lait House
BR3

CURRAN & PINNER

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Lait House

BR3

- 2 Bedroom Apartment
- Communal Roof Garden
- Open Plan Kitchen
- Close to High Street and amenities
- No Onward Chain





A rare and exciting opportunity to acquire an exceptional two double bedroom, two bathroom apartment in the highly sought-after Phase C development of Lait House. This superb residence offers a premium Beckenham lifestyle, highlighted by its direct access to the impressive communal roof terrace, providing residents with captivating elevated views over Beckenham Green, a truly unique feature.

The property is perfectly situated on a prime road, placing you just minutes from Beckenham's vibrant High Street, renowned for its excellent shops, independent cafés, and restaurants. Commuting is effortless: Beckenham Junction Railway Station is moments away, offering fast and frequent services into Central London via Victoria and London Blackfriars, while Tram services provide a quick link to East Croydon for connections to Gatwick Airport and the South coast.

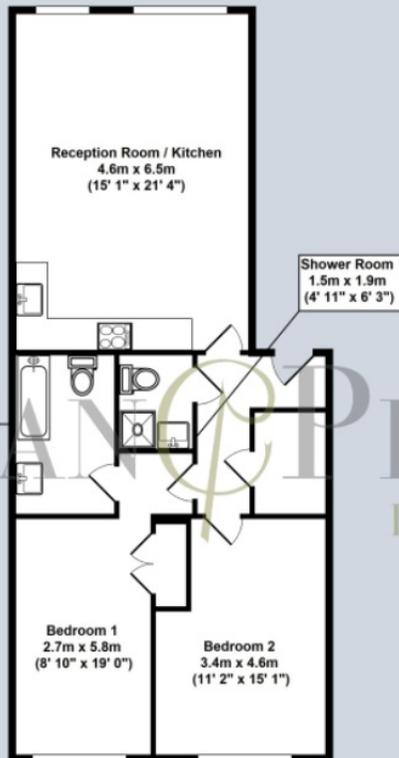
Situated on the first floor, this apartment delivers bright, contemporary, open-plan living. The stunning open-plan kitchen and living space spans an impressive 21'4" x 15'1", providing ample room for both dining and relaxing. The kitchen is fully integrated with high-quality appliances, including a dishwasher, washer/dryer, oven, and hob. The accommodation features two generously proportioned double bedrooms. The master suite provides an oasis of calm, benefiting from spacious built-in wardrobes and a private en-suite bathroom.

A separate, modern shower room is located off the hallway, which also includes valuable additional storage space. Both modern bathrooms are partially tiled with a contemporary theme, complemented by stylish partial wood and tiled flooring throughout the kitchen/diner and hallway.

Further enhancing the convenience and security of this home are a secure, allocated parking space, a video entry phone system, and communal lift access. This terrace-positioned apartment represents an excellent investment, ideally suited for the discerning first-time buyer, downsizer, or buy-to-let investor seeking a high-specification and exceptionally well-connected home in the heart of Beckenham.

Tenure : Leasehold Service Charge : £3,289.76pa Ground Rent: £255 pa Council Tax: C





Reception Room / Kitchen 4.6m x 6.5m (15' 1" x 21' 4")
Bedroom 1 2.7m x 5.8m (8' 10" x 19' 0")
En Suite 2.0m x 3.1m (6' 7" x 10' 2")
Bedroom 2 3.4m x 4.6m (11' 2" x 15' 1")
Shower Room 1.5m x 1.9m (4' 11" x 6' 3")



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