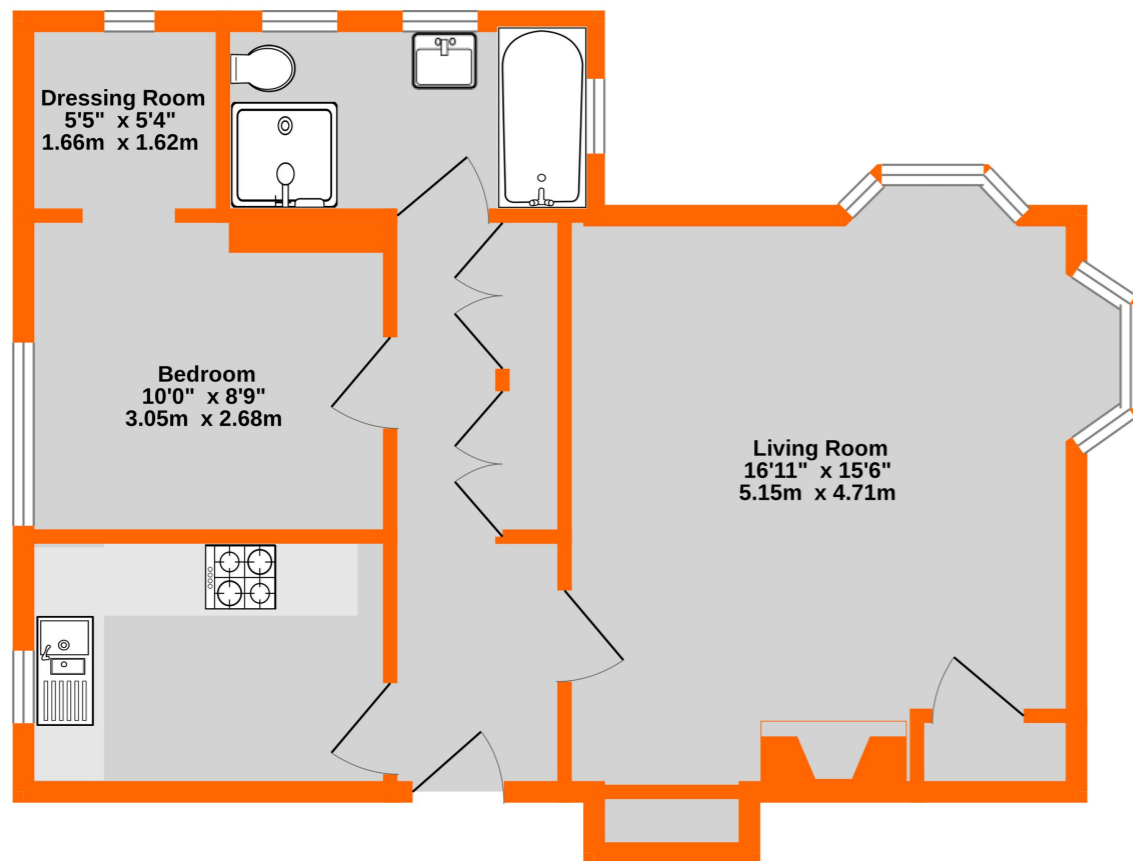


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

FIRST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Park Langley Office - 020 8658 5588

72b Wickham Road, Beckenham, BR3 6QH

£287,500 Leasehold

- Near Kelsey Park and Park Langley shops
- On first floor in Victorian listed building
- Bedroom with separate dressing room
- Modern boiler and updated radiators
- Delightful one bedroom conversion flat
- Generous living room with dual aspect
- Bathroom with bath and separate shower
- Bus route to Beckenham and Bromley

72b Wickham Road, Beckenham BR3 6QH

Fabulous first floor flat in wonderful location near Kelsey Park and popular shops on Wickham Road by the Park Langley roundabout. Approached via a gravel driveway, the flat offers a wealth of charm and character, accessed via the main front door to this impressive Grade II listed building with a lovely entrance hall and staircase to the first floor. Particularly spacious living room with ample space for dining table having two bay windows, fitted kitchen with appliances having window to rear and generous entrance hall with original cupboards. Bathroom with both bath and shower at end of hall adjacent to bedroom and additional walk-in wardrobe/dressing room that could become a small study. This property is available Chain Free and it is rare to find a conversion flat of this nature in this highly sought after location.

Location

This beautiful Grade II listed building is situated near an entrance to Kelsey Park with pathways passing the beautiful lake and leading to Beckenham High Street, about three quarters of a mile away. From Beckenham Junction there are trains to Victoria and The City plus trams to Croydon and Wimbledon. Popular local shops are a short walk away by the Park Langley roundabout with bus routes 358 and 352 running along Wickham Road as well as the 162 for Bromley, Chislehurst and Beckenham High Street. The Super Loop (SL5) service stops on South Eden Park Road, beyond the roundabout at the end of Wickham Road, giving speedy access to Bromley and Croydon for rail links to Gatwick.



First Floor

Entrance Hall

4.7m max x 1.47m (15'5 x 4'10) includes original fitted cupboards to side wall, modern column radiator

Living Room

4.69m x 4.26m (15'5 x 14'0) plus feature arched recess with display shelves, built-in cupboard, two modern column radiators, picture rail, bay window with deep sill to front and side

Kitchen

3.04m x 2.13m (10'0 x 7'0) base cupboard, spaces for dishwasher and washing machine, drawers beneath granite work surfaces with inset 1½ bowl stainless steel sink and mixer tap, stainless steel cooker hood and splashback above 4-ring gas hob with Bosch electric double oven beneath, space for upright fridge/freezer, mosaic tiling above work surfaces, eye level cupboards to one wall with high level cupboards above plus further matching cupboard concealing Worcester wall mounted gas boiler, tiled floor, window to rear

Bedroom

3.07m x 2.67m max (10'1 x 8'9) picture rail, modern column radiator, window to rear, doorway opening to

Dressing Room

1.66m x 1.58m (5'5 x 5'2) includes fitted hanging rails and shelves, window to rear

Bathroom

2.84m x 1.64m (9'4 x 5'5) white bath with mixer tap, wash basin having double cupboard beneath, low level wc and tiled shower cubicle with glazed door, wall tiling, chrome heated towel rail, tiled floor, downlights, extractor fan, windows to front and side

Outside

Parking

available on driveway to front by permission from the Freeholder

Additional Information

Lease

about 109 years remaining - Lease commenced on 25 March 1960 and ends on 24 March 2134

Maintenance

circa £150 paid quarterly but variable - to be confirmed.
Share of Buildings Insurance - £569,33 August 2024 (Total £3,085.79)

Council Tax

London Borough of Bromley - Band C

Agents Note

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