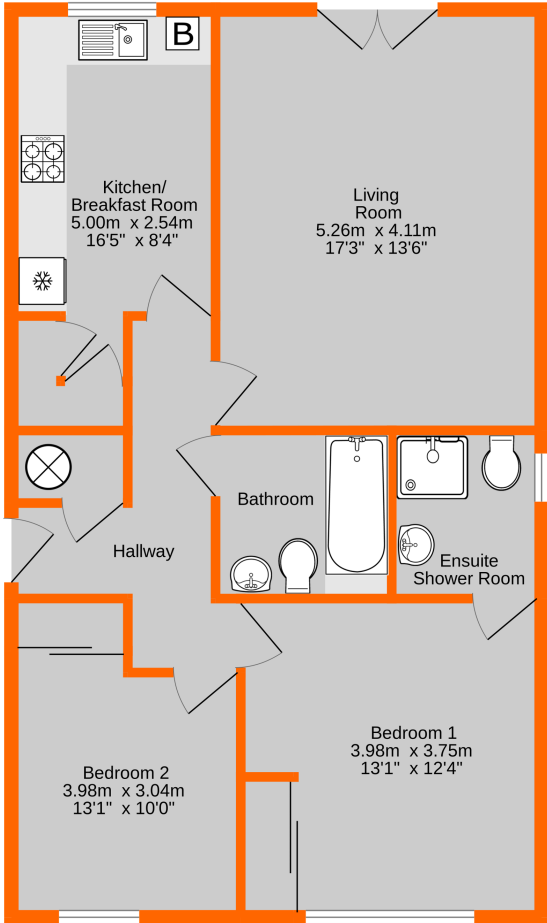


Second Floor Flat  
75.0 sq.m. (807 sq.ft.) approx.



TOTAL FLOOR AREA : 75.0 sq.m. (807 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your 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 a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
For further details please visit our website - [www.proctors.london](http://www.proctors.london)



George Proctor & Partners trading as Proctors

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



Viewing by appointment with our Beckenham Office - 020 8650 2000

## Flat 8 The Beeches, 26 Albemarle Road, Beckenham, Kent BR3 5HJ

### £450,000 Share of Freehold

- Small block of 10 apartments
- Living room with Juliette balcony
- two double bedrooms with wardrobes
- Share of freehold & lift service
- Second floor apartment
- Fitted kitchen/breakfast room
- 0.3 mile from station and high street
- Private gated allocated parking



## Flat 8 The Beeches, 26 Albemarle Road, Beckenham, Kent BR3 5HJ

Built in 2004, The Beeches is an attractive block of only 10 flats with stairs and lift service allowing access to this light, spacious and well presented second floor apartment offered chain free with a reasonable service charge, the generous rooms comprise living room with Juliette balcony to front, modern fitted kitchen/breakfast room with larder and integrated appliances. Both double bedrooms have fitted wardrobes and overlook the gardens to the rear, the main having an en-suite shower room and there is a separate bathroom. Benefits include lift service, security entry system, share of freehold, gas radiator central heating, wood & laminate flooring, sealed unit UPVC double glazed windows, gated access to allocated parking and communal gardens.

### Location

Occupying a very central sought after address, situated a few hundred meters (0.3 of a mile) from Beckenham Junction Station (Victoria and London Bridge) and Tramlink to Wimbledon and Croydon ideal for Gatwick Airport together with Beckenham High Street with its bars, restaurants, shopping, cinema, Leisure Centre, Beckenham Place and, Kelsey Parks aswell as Beckenham Green.



### Ground Floor

#### Communal Entrance Hall

stairs or lift to

### Second Floor

#### Entrance door to

#### Entrance Hall

security entry phone handset, fuse box, downlights, wooden floor, built-in shelved airing cupboard houses 'megaflo' hot water cylinder system

#### Living Room

5.26m x 4.11m (17' 3" x 13' 6") glazed double doors onto Juliette balcony, wooden floor, coved cornice

#### Kitchen/Breakfast Room

5.00m x 2.54m (16' 5" x 8' 4") fitted base and wall cupboards, drawers, ample worktops, inset stainless steel sink with mixer tap, integrated appliances including 4 ring gas hob, oven under, extractor hood over, replaced fridge/freezer, dishwasher and washing machine, large additional larder corner cupboard storage, wall cupboard houses gas boiler, pelmet lights, downlights, tiled walls and floor, windows to front

### Bedroom 1

3.98m x 3.75m (13' 1" x 12' 4") fitted double wardrobe, sliding doors to front, laminate floor, windows to rear, door to

### En-Suite Shower Room

white suite, fully tiled shower with glazed doors, pedestal wash basin, toilet, tiled walls and floor, window to side, heated towel rail, extractor fan

### Bedroom 2

3.98m x 3.04m (13' 1" x 10' 0") built-in double wardrobe, sliding doors, window to rear

### Bathroom

white suite, panel bath with central mixer tap and hand spray, separate shower over bath, pedestal wash basin with mixer tap, toilet, tiled floor and walls, extractor fan

### Outside

#### Communal Garden

front and rear

#### Parking

single parking space, visitor spaces via remote electric gates

### Lease Details

#### Lease

share of freehold  
999 years from 1/1/2002 (976 years remaining)

#### Service Charge

the vendor has confirmed the service charge is £2040 paid in 12 monthly instalments of £170

#### Ground Rent

the vendor has confirmed the ground rent is nil

#### Additional Information

Council Tax  
London Borough of Bromley - Band E  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)