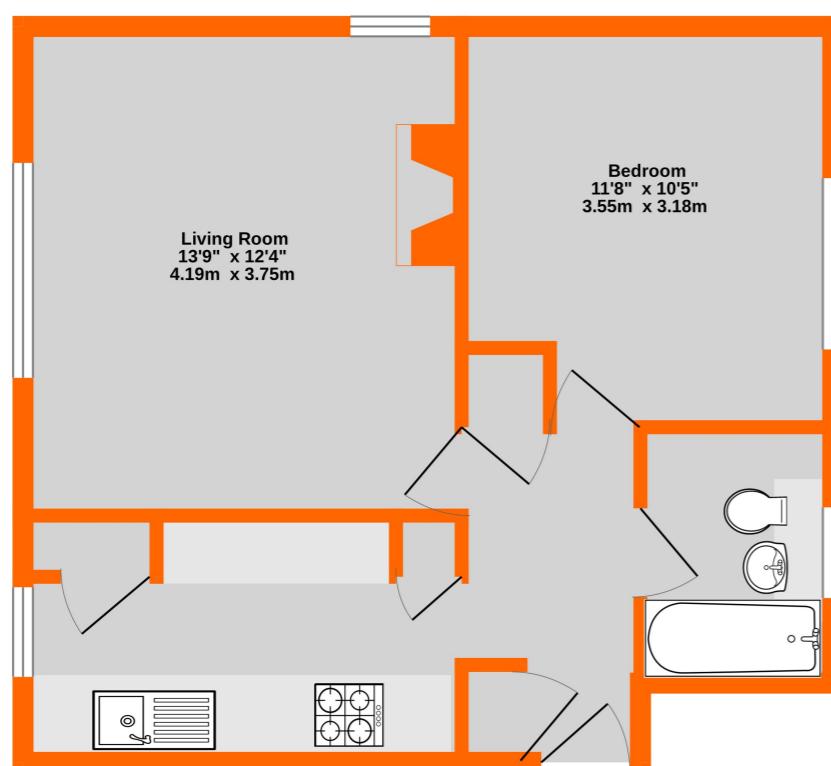
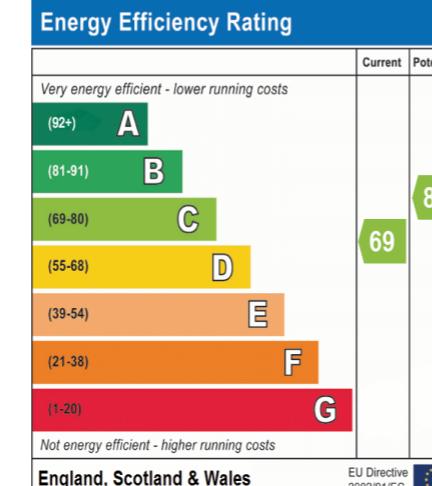


SECOND/TOP FLOOR
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 453 sq.ft. (42.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, doors, windows, rooms and other features are approximate and no guarantee is given that any feature, dimension or measurement is accurate. 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.
Made with Memox 02024

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 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



Viewing by appointment with our Park Langley Office - 020 8658 5588

27 Berney House, Upper Elmers End Road, Beckenham, BR3 3EE £225,000 Leasehold

- One bedroom second/top floor flat
- Opportunity for investment to rent out
- Entryphone to give access to building
- Newly painted and re-carpeted rooms
- Reasonably priced for First Time Buyers
- Energy Performance Certificate - Band C
- Bright with large double glazed windows
- Bathroom appointed with white suite

27 Berney House, Upper Elmers End Road, Beckenham BR3 3EE

Available CHAIN FREE, this second/top floor flat is a great opportunity for FIRST TIME BUYERS or for INVESTMENT to rent out with a favourable EPC rating (C), new carpets and recently redecorated rooms. Bright double aspect sitting room with painted fireplace having covered opening and double bedroom has large window to the rear of building. Kitchen has a breakfast bar opposite the main work surface with GAS hob and a pantry cupboard to far end whilst bathroom is appointed with a white suite. Importantly all rooms, including the kitchen and bathroom, have double glazed windows and with easy access to travel links and local shops, this flat certainly merits a viewing - please contact our Park Langley office for an appointment.

Location

Located in the section of Upper Elmers End Road between Abbots Way and Altyre Way, near local shops and the Co-op food store. Elmers End railway station (London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham) is just over half a mile away with tralink to Croydon and Wimbledon. Beckenham Town Centre is about a mile away and the area is well catered for schools of all ages, including Marian Vian Primary School and Eden Park High. There is a David Lloyd Club just off Upper Elmers End Road on Stanhope Grove.



Second/Top Floor

Entrance Hall

3.07m max x 1.76m max (10'1 x 5'9) to include storage cupboard housing fuse box and electricity meter, Dimplex night storage heater, entryphone, airing cupboard with lagged hot water cylinder

Kitchen

3.75m x 2.11m max (12' "x 6'11) white gloss fronted base cupboards and drawers plus matching eye level cupboards, work surfaces incorporating breakfast bar, inset stainless steel 1½ bowl sink with drainer, space with plumbing for washing machine, Baumatic electric oven, concealed extractor hood above stainless steel 4-ring gas hob, space beneath counter for fridge and freezer, wall tiling, built-in shelved larder cupboard plus, additional shelved cupboard, double glazed window to front

Living Room

4.19m x 3.75m max (13'9 x 12'4) painted fireplace surround, two Dimplex night storage heaters, double glazed windows to front and side

Bedroom

3.55m max x 3.19m max (11'8 x 10'6) Dimplex night storage heater, double glazed window to rear

Bathroom

2.17m x 1.71m (7'1 x 5'7) white panelled bath with mixer tap and shower attachment, low level wc with concealed cistern, recessed basin with mixer tap, wall tiling (fully tiled around bath), double glazed window to rear

Outside

Communal Gardens

to front and rear predominantly laid to lawn

Additional Storage

cupboard beside door to flat and another to rear of building - to be confirmed

Additional Information

Lease

125 years from 29 May 2000 - approximately 101 years remaining - To be confirmed

Ground Rent

£10 per annum - To be confirmed

Maintenance

currently £1,010 - To be confirmed

Council Tax

London Borough of Bromley - Band B

Agents Note

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