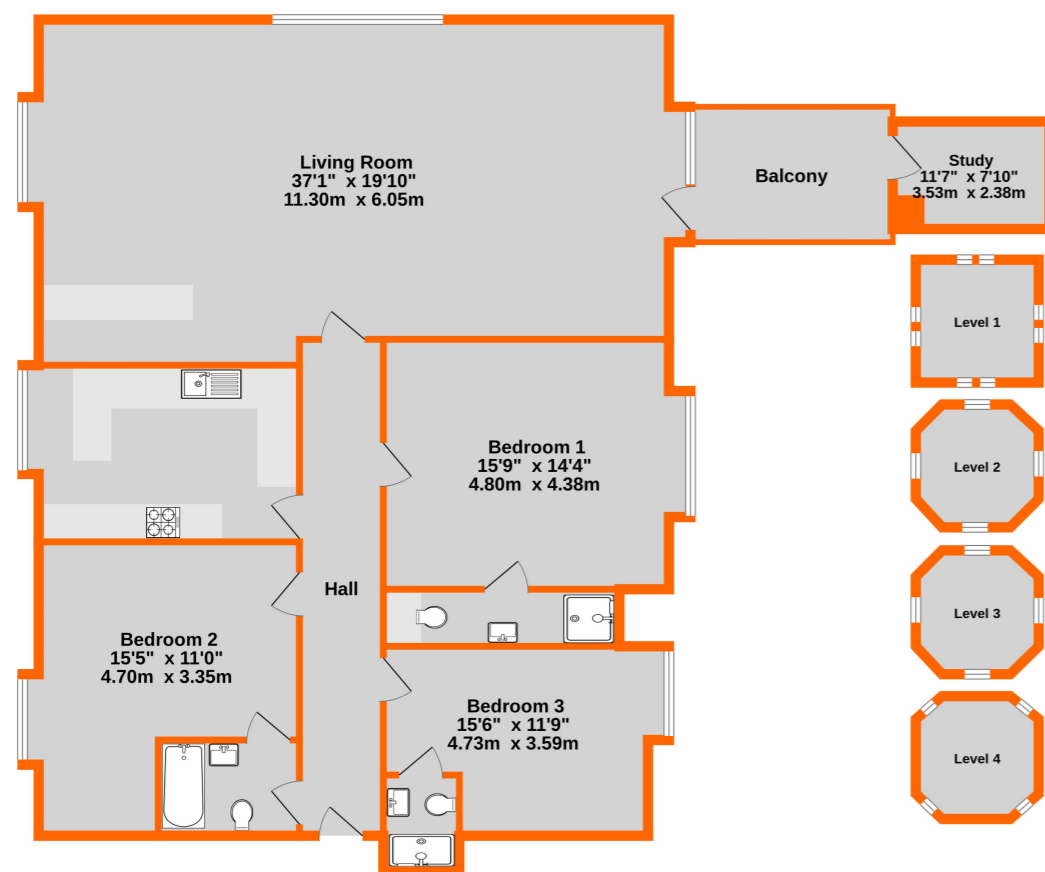


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	81
		EU Directive 2002/91/EC	

THIRD FLOOR
 1963 sq.ft. (182.4 sq.m.) approx.



TOTAL FLOOR AREA: 1963 sq.ft. (182.4 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

11 Spire Court, 11a Crescent Road, Beckenham BR3 6NF

£895,000 Share of Freehold

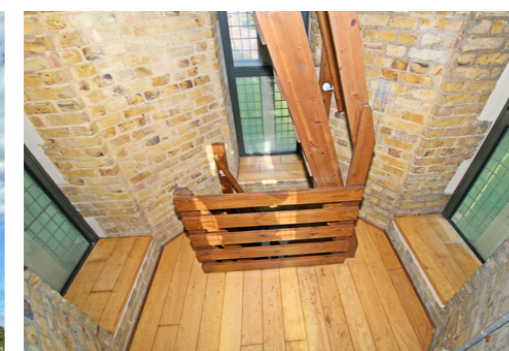
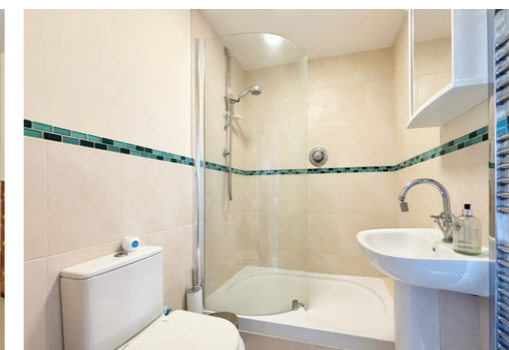
- Stunning third floor flat with LIFT access
- Church conversion with original features
- Delightful decked terrace with fine views
- Three large bedrooms and three en suites
- Exceptional character and far from average
- Fabulous 11.3m x 6m (37ft x 20ft) living room
- Spacious fitted Kitchen/breakfast room
- Allocated parking and private storage locker

11 Spire Court, 11a Crescent Road, Beckenham BR3 6NF

Anything but run-of-the-mill..... A perfect property if you want extremely spacious accommodation that is certainly not your standard flat. Set in this magnificent church dating from the 1870s and converted about 20 years ago to provide luxury high spec apartments with original features retained, this is an exceptional place to live near the Chancery Lane Conservation Area. This property includes The Spire, privately accessed via a decked terrace to a possible work space or storage room. With four further levels above, a climb to the top floor affords unrivalled views and a glimpse of history. **THREE DOUBLE BEDROOMS** and **THREE EN SUITES**, beautiful entrance hall, large fitted kitchen/breakfast room and outstanding living room with outside space enjoying tree-top views. Stunning full height windows with double glazing, allocated parking space and useful storage locker.

Location

Spire Court is situated on the corner of Crescent Road and Oakhill Road, about a quarter of a mile from an entrance to Kelsey Park on Wickham Road. Limes Road is turning on the other side of the road leading, on foot, to local shops at Oakhill Parade, on Bromley Road, along with The Chancery Gastro Pub. Beckenham High Street is less than half a mile away and from Beckenham Junction Station there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. Local sports facilities include Park Langley Tennis Club, Langley Park Golf Course and David Lloyd Health Club on Stanhope Grove.



Ground Floor

Tiled Entrance

approached via original double doors, entryphone for glazed door to hallway

Communal Hallway

part of the original isle within the knave, now having LIFT to upper floors and stunning staircase to the ornate sanctuary at far end

Third Floor

Impressive Entrance Hall

8.7m x 1.46m (28'7 x 4'9) front door near to lift, wood strip flooring, radiator

Living Room

11.3m max x 6.05m max (37'0" x 19'10") wonderfully spacious and bright with full height arched mullion double glazed windows to front and side plus additional double glazed window and door to decking accessing spire - DINING AREA provides ample space for large table and chairs with two radiators, peninsular work surface with cupboards beneath and full height cupboard housing home entertainment system wired to speakers throughout property, wonderful SITTING ROOM space with two further radiators, delightful treetop outlook over rooftops

Decked Balcony

3.53m x 2.38m (11'7 x 7'10) giving good outside space with delightful views, double glazed door to spire

Kitchen/Breakfast Room

4.72m x 3.08m (15'6 x 10'1) base cupboards and drawers including large pan drawers integrated washing machine and dishwasher beneath granite work surfaces, inset 1½ bowl single drainer stainless steel sink with mixer tap, pull out larder unit beside space for upright fridge/freezer, tall storage cupboard housing Worcester gas boiler, built in Neff electric oven and microwave plus stainless steel cooker hood above 4-ring gas hob, eye level cupboards, radiator, full height double glazed stone mullion windows to side

Bedroom 1

4.80m max x 4.38m (15'9 x 14'4) radiator, full height double glazed windows to side providing attractive outlook and abundant natural light

En Suite Shower Room

3.99m x 1.00m (13'1 x 3'3) deep walk-in shower with large tray, white pedestal wash basin with mixer tap, low level wc, wall tiling, chrome heated towel rail, tiled floor, extractor fan

Bedroom 2

4.7m x 3.35m or 5.15m max (15'5 x 11'0 or 16'11) deep recess providing great storage space, radiator, double glazed stone mullion windows to side, door to main bathroom

Main Bathroom (En Suite)

2.48m x 1.68m (8'2 x 5'6) white panelled bath with central mixer tap and shower attachment having hinged screen over, pedestal wash basin with mixer tap and low level wc, wall tiling, chrome heated towel rail, tiled floor, extractor fan - Accessed from Hall and Bedroom 2

Bedroom 3

4.73m max x 3.59m max (15'6 x 11'9) pull down bed incorporating balanced desk ideal to work from home, radiator, full height double glazed windows to side

Third En Suite

1.95m x 1.51m (6'5 x 4'11) large tiled shower with curved screen, white low level wc, pedestal wash basin with mixer tap, wall tiling, chrome heated towel rail, tiled floor, extractor fan

The Spire

Description

The Spire is owned by this property but external maintenance is part of the block service charge - It may be considered a folly but has four floors above the entrance level providing useful storage. The upper floors have fitted wooden stairs and a climb to the top is worthwhile, possibly for the character and charm but certainly for the views

Entry level

2.79m max x 2.13m (9'2 x 7'0) accessed from Living Room via decked terrace/walkway, wood strip flooring, light and power, pull down loft ladder to Level 1 above

Levels 1, 2, 3 and 4

about 2.14m x 2.14m (7'0 x 7'0) each having windows to four sides. Level 3 has the best viewing with larger double glazed windows and the Top Level 4 has arrow slit windows

Outside

Parking

allocated space to front of building on right beside railings

Storage Locker

by parking spaces with double doors

Additional Information

Lease

125 years from 1 June 2005 with Share of Freehold - to be confirmed

Maintenance

£3,174 for the current year - to be confirmed

Council Tax

London Borough of Bromley - Band G

Agents Note

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

