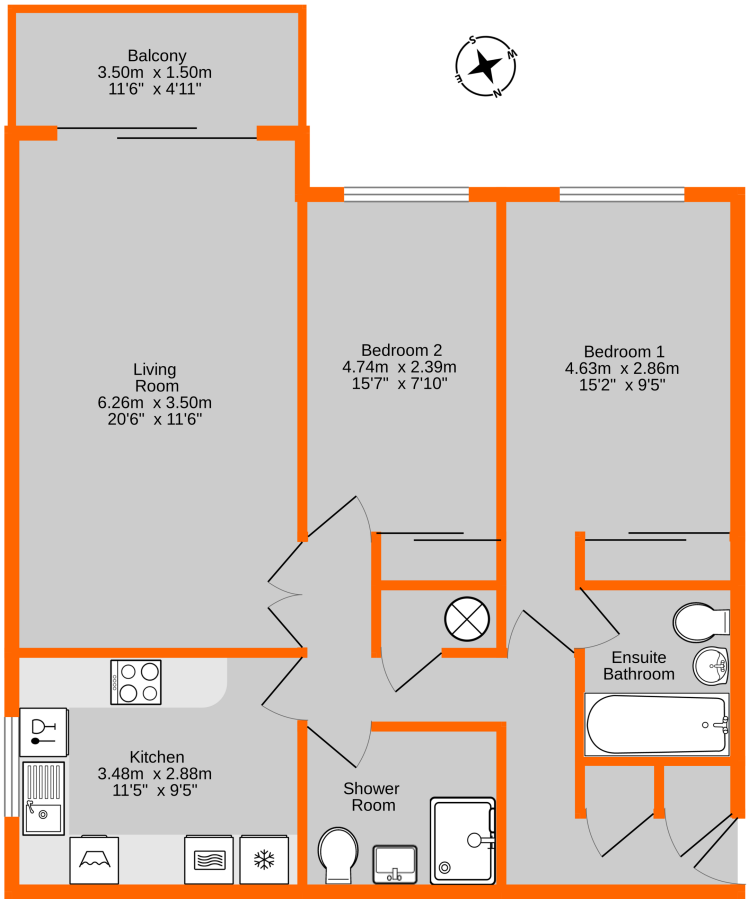


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

First Floor Flat  
76.0 sq.m. (818 sq.ft.) approx.



TOTAL FLOOR AREA : 76.0 sq.m. (818 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

8 Westbury Court, 73 Park Road, Beckenham, Kent BR3 1QQ

£380,000 Leasehold

- Two double bedrooms
- Shower room & en-suite bathroom
- South facing living room
- Good size balcony
- uPVC double glazing
- Central heating
- Well maintained communal gardens
- Garage en-bloc

**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)





## 8 Westbury Court, 73 Park Road, Beckenham, Kent BR3 1QQ

This sensibly priced chain free two double bedroom apartment is situated on the first floor of this popular block that is well located for railway stations and has the convenience of a lift service to all floors. The 20'6" x 11'6" living room has a good size balcony and along with both bedrooms has a lovely south facing aspect over the communal gardens. The kitchen has a range of fitted units with built in stainless steel double oven and integrated dishwasher, the washing machine and fridge/freezer will also remain, both bedrooms have built-in wardrobes, the main bedroom also has an en-suite bathroom. There is a separate shower, we recommend a viewing.

### Location

Westbury Court forms part of this popular sought after road conveniently located for New Beckenham Railway Station with services to London Bridge and Charing Cross with DLR connection for Canary Wharf at Lewisham, Beckenham Junction Railway Station with services to Victoria is about 0.7 of a mile away and has the vibrant High treet beyond with its range of shops, restaurants and bars. Beckenham Place Park is closeby



### Ground Floor

#### Communal Entrance

lift service or stairs to

### First Floor

#### Front door to

#### Entrance Hall

built-in storage cupboard, built-in shelved cupboard, built-in airing cupboard housing hot water tank, security entryphone handset, radiator

#### Living Room

6.26m x 3.50m (20' 6" x 11' 6") double glazed sliding patio doors to south facing balcony, double radiator, single radiator, three wall lights

#### Kitchen

3.48m x 2.88m (11' 5" x 9' 5") uPVC double glazed windows to side, fitted with a range of units comprising inset single drainer one and a half bowl sink with mixer tap and cupboards under, work surface to three walls with cupboards under. Built-in Neff stainless steel double oven, stainless steel double oven, space for fridge/freezer, space and plumbing for dishwasher and washing machine, eye level cupboards to two walls with concealed lighting, tiling to three walls

#### Bedroom 1

4.63m x 2.86m (15' 2" x 9' 5") uPVC double glazed windows to rear, fitted mirror fronted wardrobes, radiator, door to

#### En-Suite Bathroom

fitted with a panel bath with mixer tap and shower attachment, pedestal wash basin, toilet, tiled shelf, tiling to four walls, radiator, extractor fan

#### Bedroom 2

4.74m x 2.39m (15' 7" x 7' 10") uPVC double glazed windows to rear, fitted mirror fronted wardrobes, fitted bookshelves and shelving, radiator

#### Shower Room

fitted with a shower cubicle, pedestal wash basin, toilet, tiled shelf, tiling to four walls, extractor fan, radiator

### Outside

#### Parking

single garage en-bloc

#### Communal Gardens

well maintained communal gardens to rear

### Lease Details

#### Lease

the vendor has confirmed the lease is 125 years from 25th December 1991 - 91 years remaining - we understand from the vendors that the residents are in the process of purchasing the freehold of the block

#### Maintenance

the vendor has confirmed that the maintenance is £2255.72 per annum, £1128.86 for the period 24th June 2024 to 24th December 2024

#### Ground Rent

the vendor has advised the ground rent is £150 per annum payable in advance on the 25th December, rising by £50 every 25 years of the term

### Additional Information

#### Council Tax

Band E - London Borough of Bromley  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

#### Broadband & 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)

#### Utilities

MAINS - Gas, Electricity, Water and Sewerage