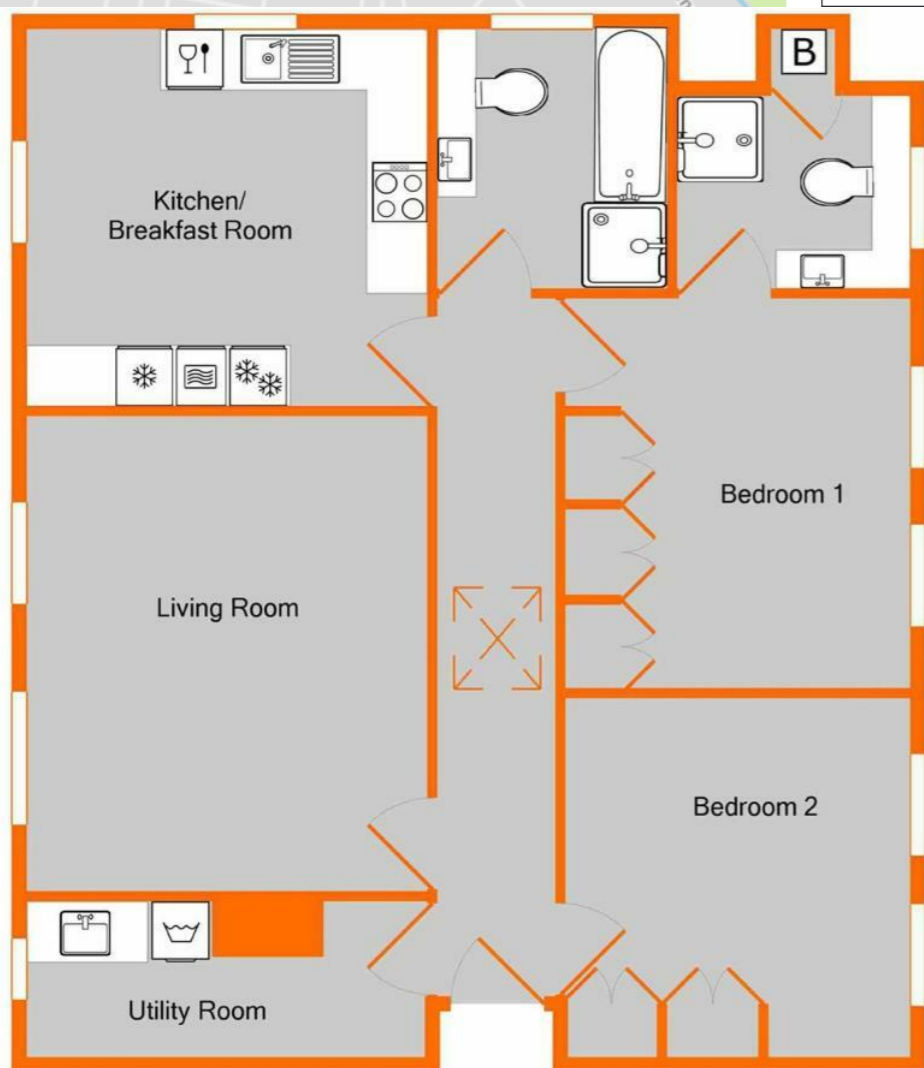


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Total Approx. Floor Area 952 Sq.Ft. (88.5 Sq.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2018

**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 Beckenham Office - 020 8650 2000

## 5 Park View House, Westgate Road, Beckenham, Kent, BR3 5DF £475,000 Share of Freehold

- Stunning top floor apartment
- En-suite shower room plus bathroom
- Tandem parking spaces
- Close to Beckenham Place Park
- Two double bedrooms with wardrobes
- Spacious kitchen/breakfast room
- Cabriolet balcony to living room
- constructed within the last eight years

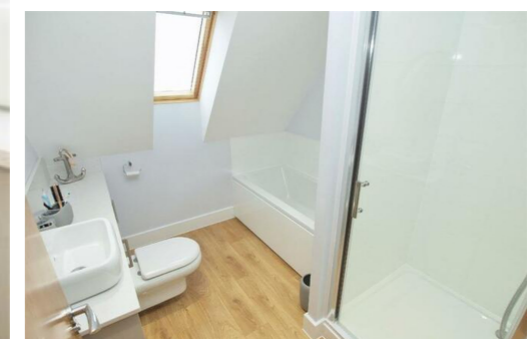


## 5 Park View House, Westgate Road, Beckenham, Kent BR3 5DF

Built in the converted roof space of this handsome 1930's detached building, being the larger of the two apartments created, beautifully appointed and situated in a quiet location near to Beckenham Place Park. The current vendors have really looked after this home and it is offered for sale in excellent condition due to being built within the last eight years and sold with the benefits of share of freehold, all contemporary furnishings & fittings are in top class condition so the high specification finish include kitchen/breakfast room with integrated appliances plus a separate utility room, living room with fold out cabriolet balcony, great to make the most of the sunny weather!, two double bedrooms both with fitted wardrobes, en-suite shower room to the main bedroom and bathroom off the hall. The property has underfloor heating, laminated floors and enjoys spacious, bright rooms with plenty of natural light

### Location

Situated along the unmade section of Westgate Road, nearly opposite St Marys Catholic Primary School and only metres from an entrance to Beckenham Place Park at the end of the road, local shops are available at Oakhill Parade along with regular bus services along Bromley and Foxgrove Roads. Beckenham High Street is only half a mile away with Beckenham Junction Station (Victoria/St Pancras) and Tram Link to Croydon and Wimbledon. Ravensbourne Station is also within that distance and New Beckenham Station is under a mile away with trains to London Bridge, Waterloo, Charing Cross, Canon Street and DLR connection at Lewisham and the area is well served by schools for all ages.



### Ground Floor

Stairs to

### Top (Second) Floor

Entrance door to

#### Entrance Hall

7.11m x 1.27m (23' 4" x 4' 2") velux skylight, downlighters, security entry system handset

#### Living Room

4.78m x 4.09m (15' 8" x 13' 5") two velux windows to front, a particular feature of the living room is the velux cabriolet balcony window to front, ideal to make the most of the sun!

#### Kitchen/Breakfast Room

4.09m x 3.81m (13' 5" x 12' 6") well appointed, contemporary in design, range of base and wall cupboards and drawers, integrated AEG oven, induction hob with concealed extractor over, partly tiled walls, stainless steel one and a half bowl 'Franke' under sink with flexi mixer tap and hand spray and waste disposal, dishwasher, quartz worktops, separate integrated fridge and freezer, combination oven and coffee machine, dual aspect windows to side and front

#### Utility Room

4.06m x 1.35m (13' 4" x 4' 5") velux window to front, cupboard houses fuse box, quartz worktops with plumbing and space for washing machine, under counter sink unit with mixer tap

#### Bedroom1

3.96m x 3.51m (13' 0" x 11' 6") two velux windows to rear, built-in wardrobes to one wall with shelved and hanging space

#### En-Suite Shower Room

2.39m x 2.03m (7' 10" x 6' 8") modern contemporary suite, fully tiled shower with glazed door, rain head and separate hand spray, quartz surface with on top wash basin and mixer tap, 'floating' toilet with concealed cistern, velux window to rear, chrome heated towel rail, cupboard houses Vaillant combination boiler

#### Bedroom 2

3.66m x 3.51m (12' 0" x 11' 6") range of fitted wardrobes and drawers, two velux windows to rear

#### Bathroom

2.67m x 2.36m (8' 9" x 7' 9") contemporary in style, fully tiled walls, rain head shower with separate hand spray, glazed door to front, separate panelled bath with waterfall mixer tap and hand spray, tiled surround, quartz

surface with surface on top wash basin and mixer tap, cupboards under, 'floating' toilet with concealed cistern, extractor fan, downlighters, chrome ladder style towel rail, velux window to side

### Outside

#### Parking

allocated off street parking to the front providing tandem parking for two cars

#### Council Tax

Band D

### Lease Details

#### Lease

999 years from 2016 with Share of Freehold - to be confirmed

#### Maintenance

£720 for the current year, paid quarterly - to be confirmed

#### Ground Rent

ground rent is nil - to be confirmed

#### Council Tax

Band D