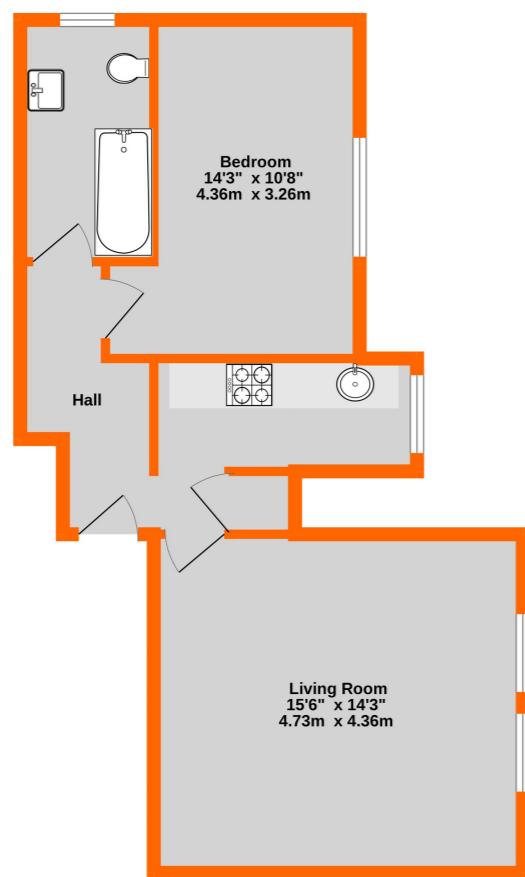


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SECOND/TOP FLOOR
 529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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.
 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



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 5, 44 The Avenue, Beckenham, Kent BR3 5ER

£1,400 pcm

- Available Now Unfurnished
- Double Bedroom & Large Bathroom
- Charm, Character & Convenience
- Separate Kitchen Off Entrance Hall
- Conversion Flat In Period Property
- Gravel Drive With Designated Parking
- Spacious Reception Room
- Close To Station

Flat 5, 44 The Avenue, Beckenham, Kent BR3 5ER

AVAILABLE NOW UNFURNISHED. Delightful conversion flat with large living room (4.73m x 4.36m/15'6" x 14'4") giving plenty of space for sofas and dining table, situated in this HANDSOME PERIOD PROPERTY set back from the road with wide frontage and gravel driveway having designated parking space for this flat. Easy access to shops, restaurants and transport links to London. Double bedroom to far end of hall beside the spacious bathroom having shower over the bath. Kitchen adjacent to the living room as part of the well planned accommodation on the top/second floor. Entrance to left side of building with entry phone.

Location

In a sought after location within half a mile of Beckenham Junction station and the High Street with Ravensbourne station also a similar distance. Approaching from Southend Road, this fabulous period property is situated on the right, a short distance before the junction with Westgate Road. Bus services to local town centres run along Foxgrove Road and an entrance to the beautiful Beckenham Place Park is located at the end of Westgate Road.



Ground Floor

Entrance

To left side of building, entry phone, wide staircase to upper floors shared by four flats.

Second/Top Floor

Entrance Hall

3.51m x 1.47m max (11' 6" x 4' 10") Entry phone, coat cupboard, covered radiator, wood finish flooring.

Kitchen

3.38m max x 2.28m max (11' 1" x 7' 6") Includes area by archway from hall with large built in cupboard housing Potterton gas boiler, base cupboards and drawer beneath work surface plus washing machine, inset single drainer sink with mixer tap, cooker hood above 4-burner gas hob with electric oven beneath wall tiling, eye level cupboards, additional cupboard above recess housing upright fridge/freezer, wood finish flooring, radiator, double glazed window to front.

Large Living Room

4.73m x 4.36m (15' 6" x 14' 4") Wonderfully generous room with covered fireplace having painted surround, panelled finish to walls, two radiators, original sash windows to front.

Bedroom

4.35m x 2.64m (14' 3" x 8' 8") Plus large recess by door, wardrobes, radiator, deep sill providing space for tv etc beneath large double glazed window to front.

Bathroom

3.11m x 1.72m (10' 2" x 5' 8") White panelled bath with mixer tap and shower attachment plus built in shower and hinged screen over, low level w/c, wall tiling above pedestal wash basin and around bath, feature column radiator, chrome heated towel rail, tiled floor, double glazed window to side.

Outside

Front Garden

Laid to lawn with path to entrance and gravelled driveway.

Designated Parking

Parking space beside hedge on gravel driveway.

Communal Gardens

Laid to lawn with established shrubs and trees.

Additional Information

Council Tax

London Borough of Bromley Band C
Total Payable £1733.07 for 2024/25

Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT.

(Proctors are not taking holding deposits)
SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR) Five weeks' rent.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR) Six weeks' rent.

UNPAID RENT Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST) £50 (inc. VAT) per agreed variation.

CHANGE OF SHARER (TENANT'S REQUEST) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

EARLY TERMINATION (TENANT'S REQUEST) Tenants shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL To make payments towards Energy Efficiency improvement under a Green Deal charge.

OTHER PERMITTED PAYMENTS: Rent * Utilities and council tax/TV licence * Communication services, cable, satellite, installation and subscription * Default fees * Any other permitted payments, not included above, under the relevant legislation including contractual damages.

TENANT PROTECTION Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.

