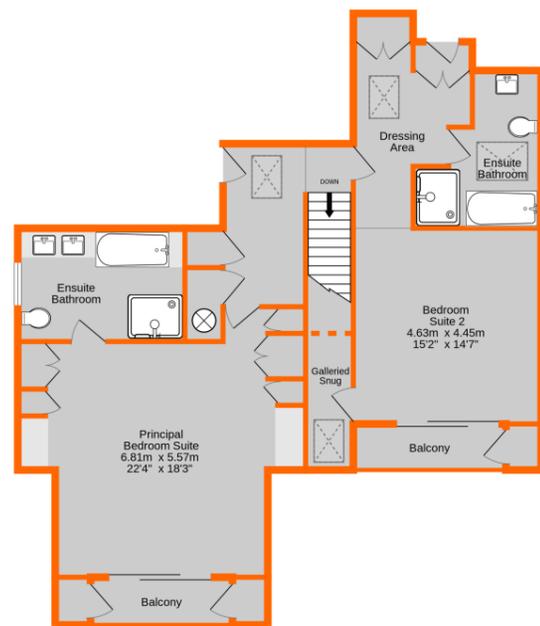
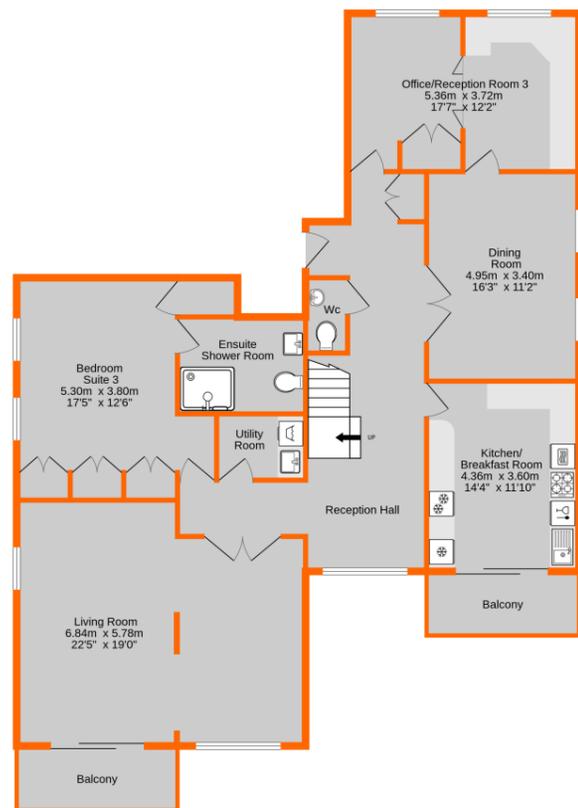


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU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

Lower Floor  
154.3 sq.m. (1661 sq.ft.) approx.

Upper Floor  
107.1 sq.m. (1152 sq.ft.) approx.



TOTAL FLOOR AREA : 261.4 sq.m. (2813 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2025

**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.  
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Viewing by appointment with our Beckenham Office - 020 8650 2000

## 10 Hamblehyrst, 15 Court Downs Road, Beckenham, Kent BR3 6LL £1,100,000 Share of Freehold

- Stunning Duplex Penthouse
- Kitchen/breakfast room with appliances
- Wonderful sitting & dining rooms
- Home office/reception three
- Three double bedrooms all with en-suites
- Two double garages & four balconies
- Views toward Kelsey Park
- Chain free & lift service

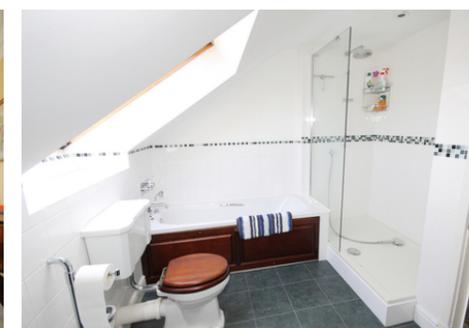
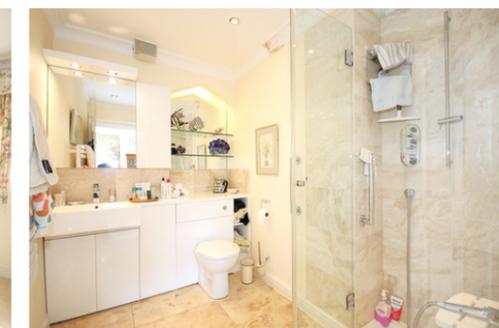
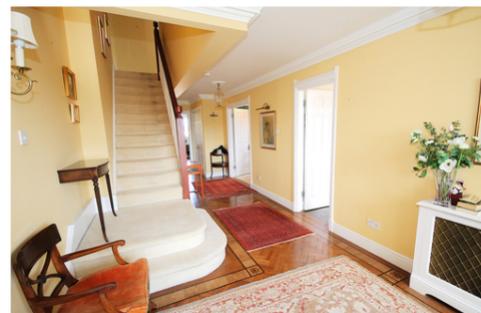
## 10 Hamblehyrst, 15 Court Downs Road, Beckenham, Kent BR3 6LL

We understand from our client that this unique and highly individual, extremely spacious duplex penthouse apartment which sits on the top two floors of this well located block was originally designed as two apartments subsequently combined into one impressive home when purchased from new from the developer in the mid 1990's. There is a wonderfully spacious sitting room with balcony, fitted kitchen/breakfast room with integrated appliances and balcony, there is also a dining room, a home office/third reception room, utility room, cloakroom and a bedroom suite with wardrobes and re-fitted shower room. The top floor houses two further bedroom suites, the principal having a range of fitted wardrobes, a spacious re-fitted en-suite and a balcony, the second suite offers a bedroom, balcony along with a dressing room and en-suite bathroom.

All four balconies are south facing with views over allotments towards Kelsey Park, benefits include uPVC double glazing, gas radiator central heating, fitted carpets, Amtico floor coverings, coved cornices, security entry system and two double garages, adaptable and extensive accommodation, rarely available properties of this calibre and size located in such a sought after address near to Kelsey Park and High Street. This is an exceptional apartment that should be viewed without delay

### Location

Situated in one of Beckenham's prime locations, sought after and convenient for central Beckenham with an entrance to Kelsey Park a short distance along the road, by the junction with Manor Way. Beckenham High Street is within a quarter of a mile providing a good range of shops, restaurants and other amenities. From Beckenham Junction there are trains to Victoria and The City with DLR connection at Lewisham for Canary Wharf, as well as trams to Croydon and Wimbledon.



### Ground Floor

#### Communal Entrance

stairs and lift service to

### Third Floor

#### Front door to

#### Reception Hall

windows to rear, built-in coats/storage cupboard, Amtico flooring, stairs to top floor

#### Cloakroom

fitted with a white suite comprising toilet, wall mounted washbasin with mixer tap, Amtico flooring, tiling to four walls, extractor fan

#### Dining Room

4.95m x 3.40m (16' 3" x 11' 2") two double doors from hall, windows to side, door to reception 3

#### Sitting Room

6.84m x 5.78m (22' 5" x 19' 0") windows to side and rear, glazed sliding doors to south facing balcony, coving, air conditioning unit

#### Home Office/Reception 3

5.36m x 3.72m (17' 7" x 12' 2") windows to front, built-in shelved cupboards, fitted units to three walls with built-in desk, spotlights, this room is currently divided into two rooms via a partition wall and double doors

#### Kitchen/Breakfast Room

4.36m x 3.60m (14' 4" x 11' 10") limes oak fronted units comprise base and wall cupboards and drawers, full height pull out larder units, corner carousel cupboards, plate rack and shelves, pelmet lighting, granite worktops one and a half bowl stainless steel sink unit with mixer tap, partly tiled walls, Amtico flooring, integrated appliances include, pull out 'drawers' fridge, separate freezer, dishwasher, 4 ring gas hob with extractor funnel over, built-in oven, combination oven, sliding glazed doors onto balcony

### Bedroom Suite 3

5.30m x 3.80m (17' 5" x 12' 6") windows to side, fitted wardrobes to one wall, further deep built-in storage cupboard

#### En-Suite Shower Room

re-fitted with a white suite comprising fully tiled shower, vanity surface with inset sink and cupboards under, toilet with concealed cistern, ceramic tiled floor, extractor fan, heated towel rail

### Top Floor

#### Landing

built-in storage cupboard, and airing cupboard housing hot water cylinder, secondary private door to landing serving only the Penthouses, Velux window, access to loft space

#### Principal Bedroom Suite

6.81m x 5.57m (22' 4" x 18' 3") sliding double glazed doors to balcony, fitted wardrobes to two walls, air conditioning unit, door to

#### En-Suite Bathroom

spacious, obscure windows to side, re-fitted with a white suite comprising panelled bath with mixer tap and shower attachment, large glazed walk-in shower with rain head and hand spray, twin basins with mixer taps and mirror over, toilet with concealed cistern, spotlights, ceramic tiled floor

#### Dressing Area

Velux window, built-in wardrobes with access to eaves storage, doors to bedroom 2 and bathroom

### Bedroom Suite 2

4.63m x 4.45m (15' 2" x 14' 7") sliding doors to south facing balcony, door to

#### Galleried Snug

double glazed Velux window open and galleried to stairwell

### En-Suite Bathroom

Velux window to side, fitted with a white suite comprising panelled bath with mixer tap and hand spray attachment, walk-in double shower with rain head and shower attachment, pedestal wash basin, toilet, tiling to four walls, extractor fan

### Outside

#### Garage

there are two double garages en-bloc to rear, both with up and over doors, visitor parking spaces

#### Communal Gardens

there are well maintained communal grounds

### Lease Details

#### Lease

leasehold with a share of freehold, we have been advised by the vendor that the lease is 999 years from 2019 - to be confirmed

#### Service Charge

we are advised by the vendor that the service charge is £6,420 per annum - to be confirmed

#### Ground Rent

the vendor has advised that the ground rent is nil - to be confirmed

#### Additional Information

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

Utilities  
MAINS - Gas, Electricity, Water and Sewerage

Broadband and 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)