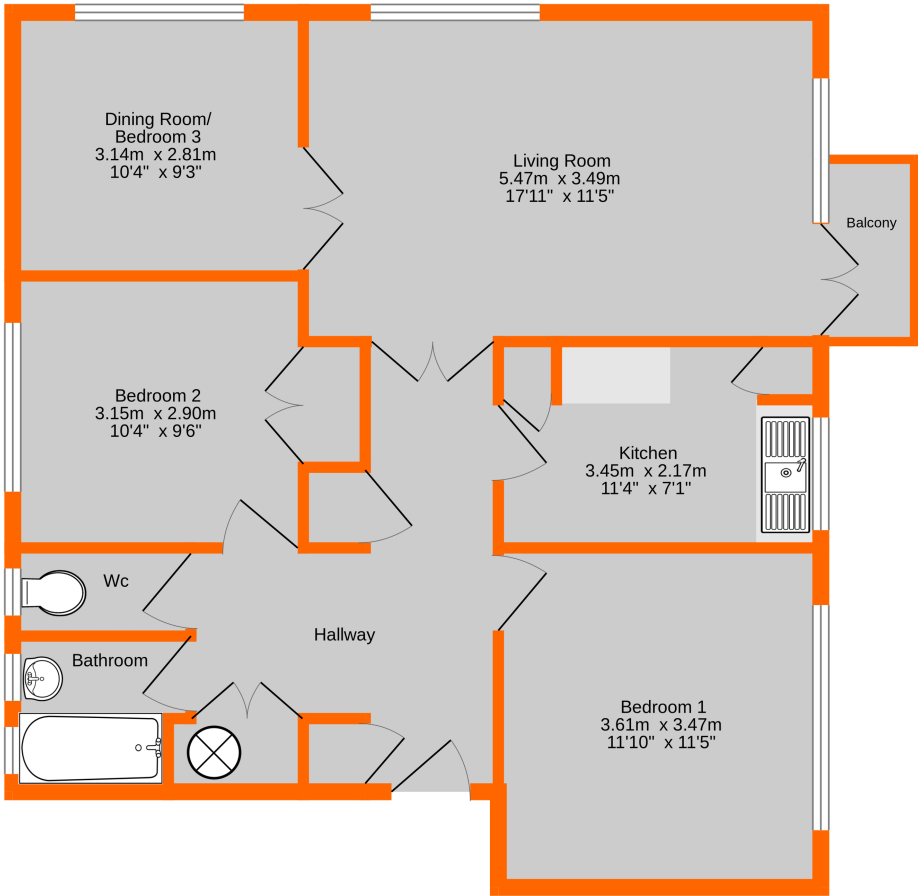


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor
75.3 sq.m. (811 sq.ft.) approx.



TOTAL FLOOR AREA : 75.3 sq.m. (811 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

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



George Proctor & Partners trading as Proctors



Viewing by appointment with our Beckenham Office - 020 8650 2000

47 Embassy Gardens, Beckenham, Kent BR3 1HF
£365,000 Share of Freehold

- Two/Three double bedrooms
- Garage en bloc
- In need of complete modernisation
- 999 year lease from 2001
- 18' x 11'6' living room with balcony
- Dining room/bedroom 3
- Communal gardens
- Top (second) floor flat

www.proctors.london

47 Embassy Gardens, Beckenham, Kent BR3 1HF

This bright and sunny CHAIN FREE spacious two/three bedroom, one/two reception room balcony flat is situated on the top (second) floor of this centrally located block and is in need of complete modernisation throughout but offers great flexible accommodation. There is a double aspect sitting room with double doors to the 10'3 x 9'3 dining room which could be used as a third double bedroom. There is also an 11'3 x 7'1 kitchen, two double bedrooms, bathroom and separate WC. Security entry system, sealed unit double glazed replacement windows and share of freehold as well as solid wooden parquet wood block flooring and night storage heating. Well maintained communal gardens surround the block and there is a garage en bloc. We recommend viewing for potential purchasers who want to improve a property to their own taste and standard.

Location

Superb central location, sheilded from the road by trees, conveniently located for Beckenham High Street which is approximately 0.4 of a mile distance with Beckenham Junction station (Victoria/Blackfriars) and tramlink to Croydon/Wimbledon. Clock House station (London Bridge/Waterloo/ Charing Cross/Cannon Street and DLR connection at Lewisham) is 0.5 of a mile away with The Spa leisure centre en route. The 352 bus service operates along Blakeney Road, there are schools and parks available within the vicinity



Ground Floor

Communal Entrance

stairs to

Second/Top Floor

Entrance Hall

two built in storage cupboards, built in airing cupboard, wall mounted night storage heater

Living Room

5.49m x 3.51m (18' x 11' 6") windows to front and side, double glazed double doors to balcony, night storage heater, glazed double doors to

Dining Room/Bedroom 3

3.12m x 2.82m (10' 3" x 9' 3") windows to side, night storage heater

Kitchen

3.43m x 2.16m (11' 3" x 7' 1") double glazed windows to rear, fitted with a range of original units comprising stainless steel sink with cupboards and drawers under, further wall and base storage cupboard, work surfaces with cupboards and drawers under to one wall

Bedroom 1

3.61m x 3.45m (11' 10" x 11' 4") double glazed windows to rear, night storage heater

Bedroom 2

3.12m x 2.90m (10' 3" x 9' 6") windows to front, built in double wardrobe

Bathroom

two obscure windows to front, original suite of panelled bath with mixer tap and shower attachment, pedestal wash basin, part tiled walls

Separate WC

obscure window to front with low level WC

Outside

Communal Garden

extensive well maintained communal gardens, well screened from the road and neighbouring properties surround the blocks

Garage

garage en bloc with up and over door, electric light, visitor parking spaces

Lease Details

Lease

We are advised by our client the lease is 999 years from 01/01/2001

Ground Rent

there is no ground rent payable

Maintenance

We are advised by our client the current maintenance charge is £110 per calendar month

Agents Note

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

Council Tax

Band D