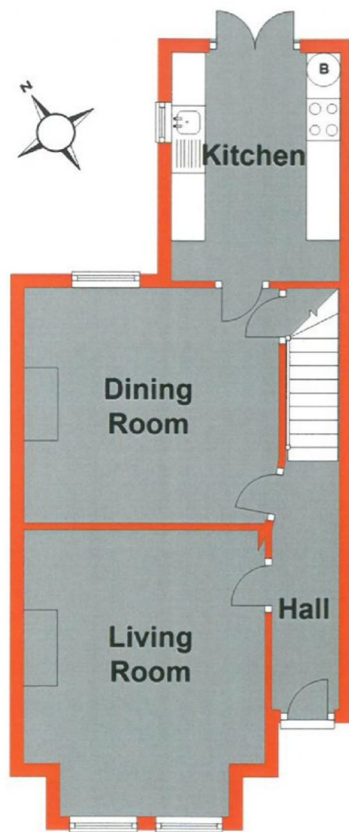


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
 Approx. 42.9 sq. metres (461.3 sq. feet)



**First Floor**  
 Approx. 43.5 sq. metres (467.8 sq. feet)



**Total area: approx. 86.3 sq. metres (929.1 sq. feet)**



Viewing by appointment with our Shirley Office - 020 8777 2121

79 Avenue Road, Beckenham BR3 4RX

**£1,800 pcm**

- 2 Double Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Large Bathroom
- Lawned Garden
- Original Features
- Mid Terrace Victorian House
- Available Early July

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)



## 79 Avenue Road, Beckenham BR3 4RX

An attractive two double bedroom, square bay fronted Victorian mid terrace house with laminate flooring to the ground floor and fitted carpets to the lounge and both bedrooms. Benefiting from a modern fitted kitchen, first floor bathroom, and a lawned level garden.

### Location

Situated in a popular residential area with a wide variety of amenities nearby which include local shops, both Clock House and Kent House stations with services to London Bridge, Charing Cross and Victoria, plus Tramlink on Avenue Road. Beckenham town centre is also a short journey away with its ever popular selection of shopping and leisure facilities.



### Ground Floor

#### Recessed Porch

with quarry tiled path, neat lawned front garden.

#### Entrance Hall

glazed entrance door, coved ceiling, radiator, laminate flooring.

#### Front Reception Room

14' x 11' 6" (4.27m x 3.51m) square bay with twin UPVC double glazed windows to front, coved ceiling, radiator, wall lights, laminate flooring.

#### Rear Reception Room

11' 8" x 11' 4" (3.56m x 3.45m) UPVC double glazed window to rear, tiled fireplace, radiator, understairs storage cupboard, laminate flooring.

#### Fitted Kitchen

11' 11" x 8' 1" (3.63m x 2.46m) UPVC double glazed doors leading onto garden, UPVC double glazed window to side, comprehensive selection of fitted wall/base units incorporating drawers and ample work surfaces with counter lighting over, and briquette tiled splash back, one and a half bowl stainless steel sink unit with mixer tap, wall mounted central heating boiler (new), radiator, laminate flooring, gas hob with extractor over, electric oven, fridge/freezer, washing machine and tumble dryer.

### First Floor

#### Landing

access to loft, original storage cupboard (shelved), fitted carpet.

#### Bedroom 1

14' 11" x 14' 1" (4.55m x 4.29m) three UPVC double glazed windows to front, original cast iron fireplace with ornate mantel, radiator, fitted carpet.

#### Bedroom 2

11' 8" x 9' 6" (3.56m x 2.90m) UPVC double glazed window to rear, radiator, picture rail, original cast iron fireplace with ornate mantel, fitted carpet.

#### Bathroom

10' 9" x 8' 2" (3.28m x 2.49m) translucent UPVC double glazed window to rear, panelled bath with a tiled splash



back, corner unit shower cubicle, pedestal wash hand basin with a tiled splash back, shaver socket and light, fitted mirror and glass shelf, low level WC, radiator, original cast iron fireplace, access to second loft, vinyl flooring.

### Outside

#### Rear Garden

approx. 40' (12.19m) concrete style patio across rear and to return, mainly laid to a shaped level lawn with second flagstone patio area to rear, shrubs to either side.

#### Driveway

Parking for 1 vehicle

### ADDITIONAL INFORMATION

#### Council Tax

Bromley Borough band D

#### Tenants Permitted Payments

**HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT.** (Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

**SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)**

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

**SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)**

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

#### UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

#### 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). If the loss results

in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST) £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

**CHANGE OF SHARER (TENANT'S REQUEST)** £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

**EARLY TERMINATION (TENANT'S REQUEST)** Should the tenant wish to leave their contract early, they 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 (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

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](http://www.proctors.london) or by contacting us direct.

