



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Total Approx. Floor Area 865 Sq.Ft. (80.4 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.
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George Proctor & Partners trading as Proctors



Viewing by appointment with our Park Langley Office - 020 8658 5588

9 Oakdale, 6 Westgate Road, Beckenham BR3 5DY £425,000 Share of Freehold

- Impressive second floor apartment
- Well presented with LIFT ACCESS
- Large sitting room and dining area
- Two generous double bedrooms
- Convenient for central Beckenham
- Garage plus excellent storage in flat
- Sunny balcony with westerly aspect
- Bathroom and second/separate WC

9 Oakdale, 6 Westgate Road, Beckenham BR3 5DY

Delightful second floor flat with LIFT ACCESS, situated in great location convenient for central Beckenham, bus routes and train links to central London with bright and spacious accommodation that has been extensively updated over the years. Generous sitting room with comfortable open plan dining area and large double glazed windows plus door to SUNNY BALCONY enjoying the afternoon sunshine. Fitted kitchen off dining area and heating system replaced in 2015 with new pipework and radiators. TWO GENEROUS DOUBLE BEDROOMS with wardrobes plus three large cupboards in hall offering good amounts of storage. Bathroom with modern white suite plus similarly appointed second/separate WC. Parking to front and GARAGE en bloc to rear.

Location

Situated on Westgate Road between Bromley Road and Albemarle Road with local shops at Oakhill Parade on Bromley road along with regular bus services. Beckenham High Street is only a third of a mile away and Beckenham Junction station provides trains to Victoria and The City as well as trams to Croydon and Wimbledon. Kelsey Park and Beckenham Place Park are both in the vicinity and New Beckenham station is a little over a mile away with trains to London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham.



Second Floor

Entrance Hall

4.47m max x 3.18m max (14'8 x 10'5) built-in cupboard beside front door with cupboard above housing gas meter and fuses, two further deep built-in cupboards, radiator, entryphone

Second/Separate WC

white low level suite with concealed cistern, wash basin with mixer tap having cupboard beneath, wall tiling with tiled display recesses, tiled floor, extractor

Sitting Room

5.89m x 3.66m (19'4 x 12'0) spacious room with plenty of natural light, radiator, full height double glazed windows beside and above double glazed door to BALCONY

Balcony

3.35m x 1.27m (11'0 x 4'2) tiled floor, enjoys sunny westerly aspect to front

Open Plan Dining Area

3.10m x 2.31m (10'2 x 7'7) open to sitting room with full height fitted cupboard concealing Vaillant wall mounted gas combination boiler, painted panelled finish to wall, radiator beneath double glazed window to rear

Kitchen

3.86m x 2.18m (12'8 x 7'2) range of base cupboards and drawers including deep pan drawers beneath work surfaces plus slimline dishwasher and space for washing machine, inset single drainer stainless steel sink with mixer tap, Bosch stainless steel cooker hood and glazed splashback above gas hob, Bosch built-in microwave and electric oven with cupboards above and below, full height storage cupboard beside integrated upright fridge/freezer, matching eye level units providing good storage, tiled floor, double glazed window to front

Bedroom 1

4.09m x 3.18m (13'5 x 10'5) plus built-in double wardrobe with cupboard above, radiator beneath double glazed window to front

Bedroom 2

4.01m x 2.87m (13'2 x 9'5) plus built-in double wardrobe, radiator beneath double glazed window to side

Bathroom

2.08m x 1.65m (6'10 x 5'5) well appointed with white panelled bath having mixer tap plus built-in shower, hand shower and hinged screen over, wash basin with mixer tap having cupboard beneath, low level wc with concealed cistern, wall tiling, heated towel rail, tiled floor, downlights and extractor

Outside

Communal Gardens

to rear plus visitor parking to front of block

Garage

en-bloc to rear with up and over door, approached via driveway from parking area to front

Lease Details

Lease

999 years from June 2001 with Share of Freehold - to be confirmed

Maintenance

£2,400 for year commencing 26 March 2025

Council Tax

London Borough of Bromley - Band D
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband & Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

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