

FOR SALE

£850,000

Piermont House, Overbury Avenue, Beckenham, BR3



An exceptional three double bedroom penthouse apartment with generous accommodation, two large private terraces, two off-street allocated parking spaces, and high-quality finishes throughout. Located within a modern development close to Kelsey Park, Beckenham High Street and excellent transport links.

This exceptional top-floor penthouse apartment is set within a modern luxury development and offers generous, well-designed accommodation complemented by two expansive private terraces. The property has been fully refurbished by the current owner to an exceptionally high standard, featuring high-quality fixtures and fittings throughout, along with the added comfort of underfloor heating across the entire apartment.

At the heart of the home is an impressive open-plan kitchen and dining space, beautifully finished with integrated appliances and ample room for both dining and relaxed seating. French doors open directly onto the first terrace, enjoying scenic views and creating an ideal setting for entertaining or unwinding. The spacious principal bedroom benefits from bespoke fitted wardrobes and a sleek contemporary en suite bathroom, while the second double bedroom is equally well-proportioned and offers further fitted storage.

The entrance hall provides excellent additional storage, alongside a stylish family bathroom with a modern three-piece suite. A striking spiral staircase leads to the third double bedroom, which is flooded with natural light from a skylight and features fitted wardrobes, an integrated utility area, and sliding doors opening onto the second terrace — a true sun trap.

Further advantages include allocated off-street parking for two vehicles, a secure entry phone system, lift access, well-maintained communal grounds, and an enviable location. Overbury Avenue is conveniently positioned just off Wickham Road and within easy reach of Beckenham High Street, which offers an excellent selection of shops, restaurants, bars, and cafés. Beckenham Junction Station, a short walk away, provides fast and frequent services into London Victoria, London Bridge and Bromley along with tram connections into Wimbledon and Croydon.

- Penthouse Apartment
- Three Double Bedrooms
- Two Bathrooms
- Off Street Parking
- Two Terraces
- EPC Rating B

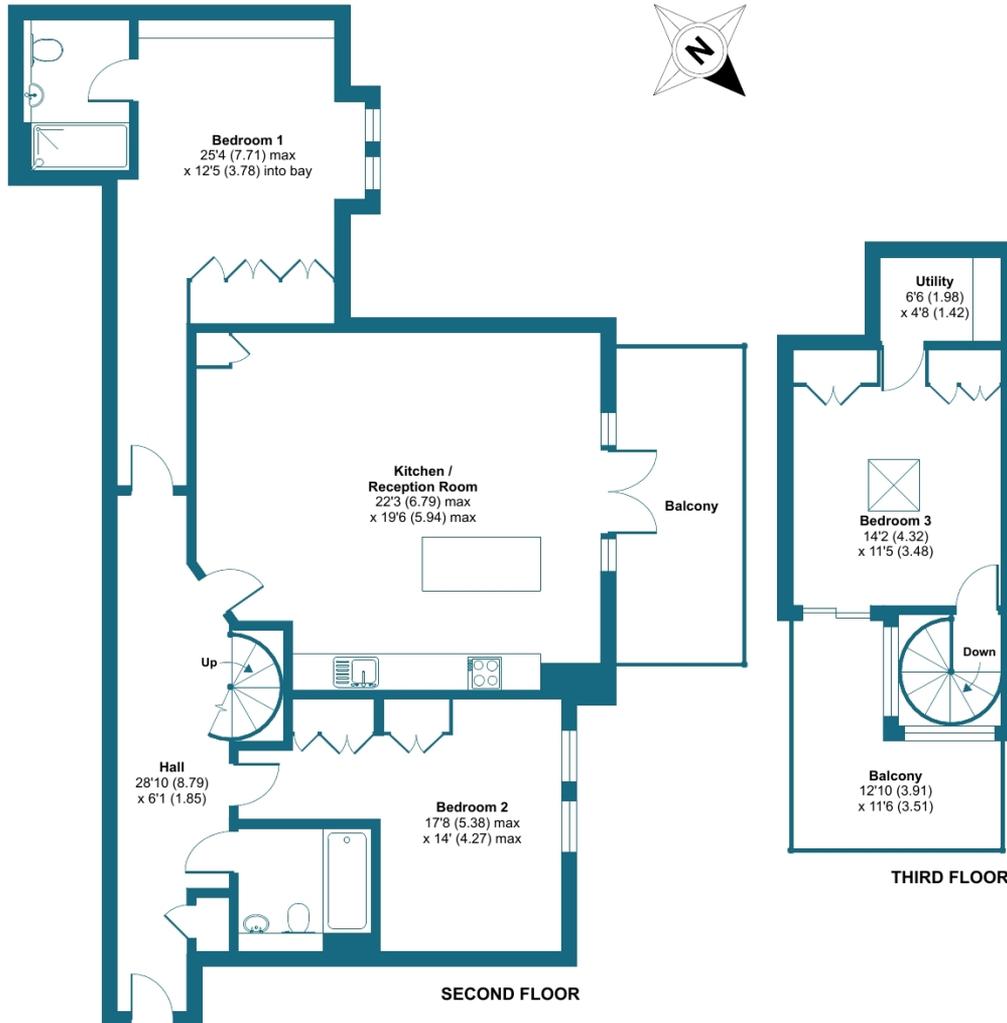




# Overbury Avenue, Beckenham, BR3

Approximate Area = 1397 sq ft / 129.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Grafton Estate Agents. REF: 1405625



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</b>	<b>81</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	