

FOR SALE

£325,000

Blandford Road, Beckenham, BR3



A charming and spacious one bedroom conversion with period features and fantastic storage and within easy walking distance to Clock House and Kent House mainline stations; while boasting a long lease with no service charges or ground rent.



A fantastic opportunity to own this first floor period conversion in excellent condition throughout and ideally situated for Clock House, Birkbeck and Kent House stations, giving easy access into Central London.

The property comprises of a large reception with high ceilings and period features, spacious double bedroom with built in wardrobes, a fully fitted modern kitchen with breakfast bar and a well proportioned bathroom with a bath and separate walk in shower.

Further benefits include an additional storage room, access to a spacious loft with an option for a future conversion subject to planning permission, long lease with no annual charges or ground rent and council tax. Ideal for first time buyers looking to be surrounded by an abundance of transport links and local amenities.

- Period conversion
- One double bedroom
- Large modern bathroom
- Excellent condition
- Great storage
- High ceilings & Period features
- Close to Clock House & Kent House stations
- EPC rating C



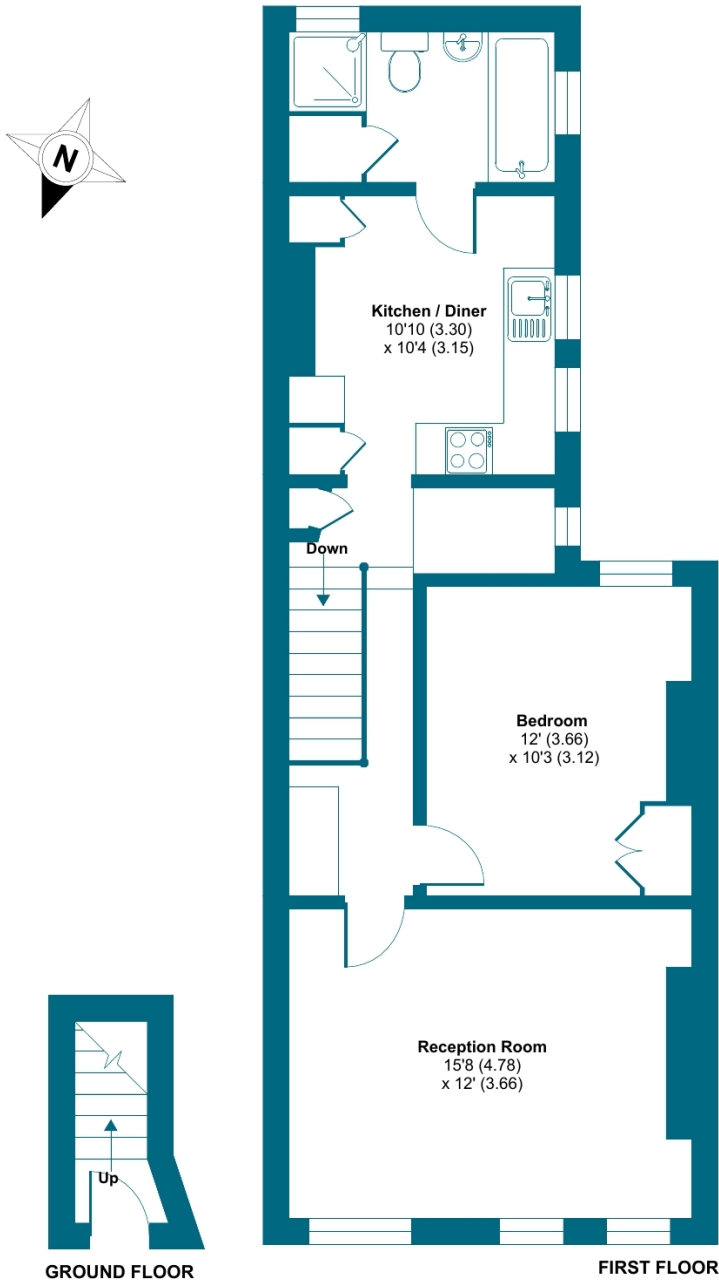






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Approximate Area = 629 sq ft / 58.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Grafton Estate Agents. REF: 1230023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B		
(69-80) C	78	81
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