

FOR SALE

OIEO £325,000

Hermes House, Beckenham Road, Beckenham, BR3



A spacious and stylish two bedroom apartment in the heart of Beckenham, situated between Clock House and Kent House train stations and an array of local amenities. The property comes with two bathrooms, off street parking and is offered chain free.

This well presented raised ground floor apartment combines modern living with period charm, spanning an impressive 792 sqft. of well-designed space, perfect for both relaxing and entertaining.

The accommodation features two generous double bedrooms, with the principal bedroom benefiting from built-in wardrobes, along with two contemporary bathrooms (one en-suite). The bright open-plan lounge and fitted kitchen create an inviting hub for everyday living and hosting guests, complemented by high ceilings and excellent natural light throughout.

Further highlights include ample storage, a secure entry phone system, and off-street parking.

Ideally located in sought-after Beckenham, the property enjoys close proximity to local shops, cafés, excellent transport links, and beautiful green spaces. Whether you're a first-time buyer, downsizer, or investor, this chain-free home offers both comfort and convenience in one of South London's most desirable areas.

- Chain Free
- Two Double Bedrooms
- Two Bathrooms
- Underground Off Street Parking
- Excellent Transport Links
- EPC Rating E

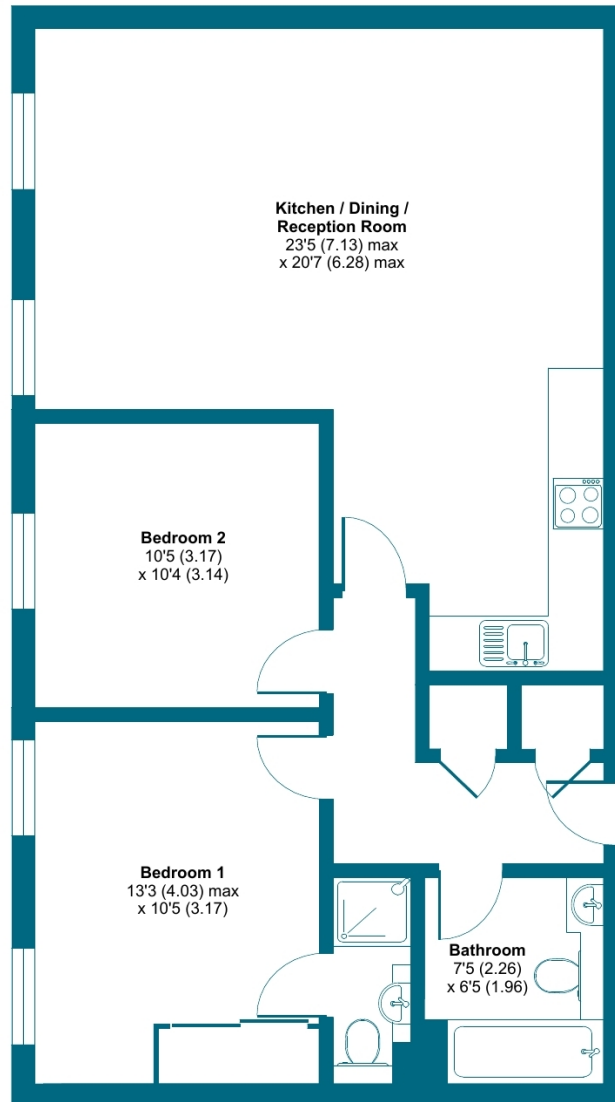




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Approximate Area = 792 sq ft / 73.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Grafton Estate Agents. REF: 1362264



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	73
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	33	54
England, Scotland & Wales		
	EU Directive 2002/91/EC	