

FOR SALE

£290,000

Manor Road, Beckenham, BR3



A recently renovated top floor one bedroom period conversion, located close to Beckenham Junction BR and High Street offering an array of local amenities. Off street parking and low annual service charges.



A well presented one double bedroom period conversion which offers lots of natural light and is ideally positioned for Beckenham High Street and good transport links from Beckenham Junction BR & Tram.

The property comprises of a good sized double bedroom, modern bathroom which was recently renovated and a well proportioned open plan living with a fully integrated modern kitchen with granite worktops and dining and seating areas.

The property also benefits from off street parking for residents and low annual service and ground rent charges while offering a variety of local amenities including many green spaces, The Spa, Odeon Cinema and the popular Beckenham High Street offering a variety of restaurants, bars and shops to be enjoyed. Ideal for FTB and investors alike, view now.

- Excellent location
- Recently renovated
- One double bedroom
- Open plan
- Low service charges
- Off street parking
- Close to Beckenham Junc BR
- EPC rating D











## Manor Road, Beckenham, BR3

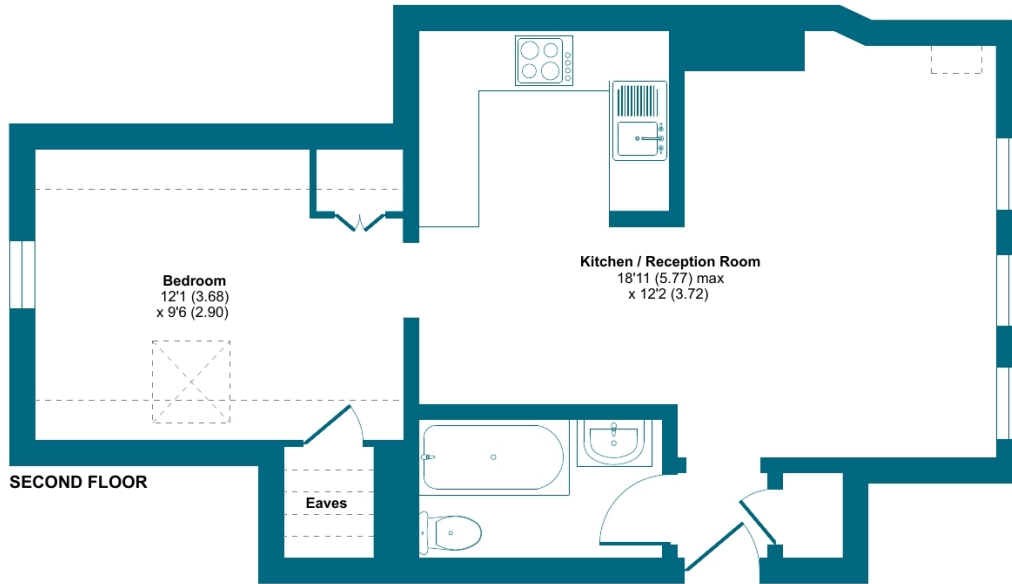
Denotes restricted  
head height

Approximate Area = 392 sq ft / 36.4 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Total = 446 sq ft / 41.4 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). © nchecon 2025.  
Produced for Grafton Estate Agents. REF: 1228540



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>		
(55-68) <b>D</b>	64	64
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	61
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