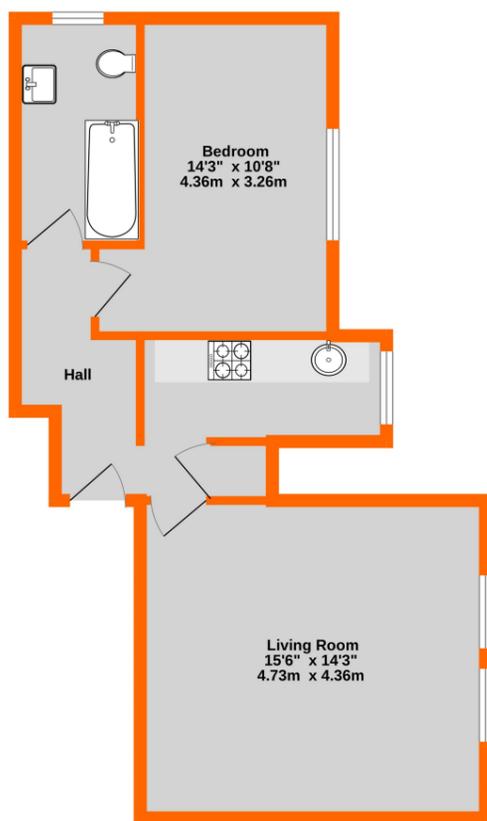


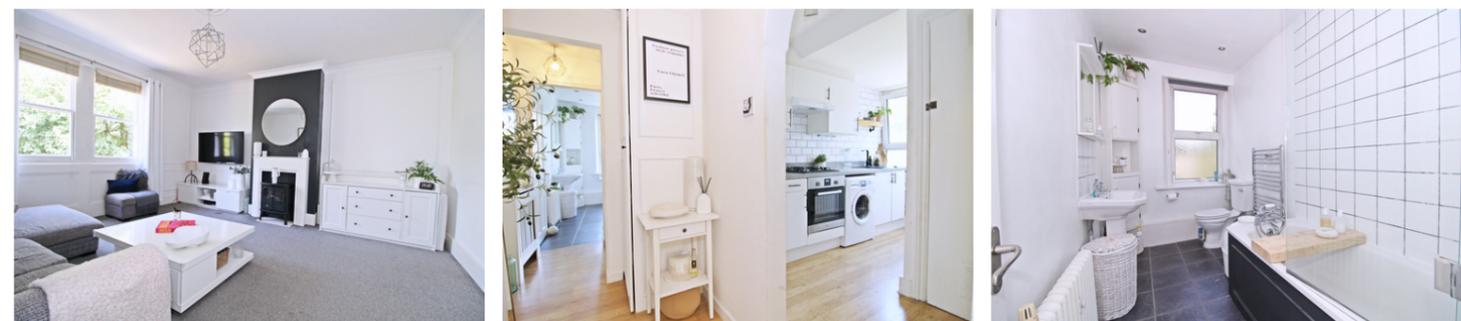
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SECOND/TOP FLOOR
 529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

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.
 Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.
 For further details please visit our website - www.proctors.london



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

Flat 5, 44 The Avenue, Beckenham, Kent BR3 5ER

£300,000 Leasehold

- Conversion flat in period property
- Leasehold with SHARE of FREEHOLD
- Double bedroom and large bathroom
- Gravel drive with designated parking
- Charm, character and convenience
- Particularly spacious reception room
- Separate kitchen off entrance hall
- Extension with wide staircase access

Flat 5, 44 The Avenue, Beckenham, Kent BR3 5ER

Delightful conversion flat with particularly large living room (4.73m x 4.36m/15'6 x 14'4) giving plenty of space for sofas and dining table, situated in this HANDSOME PERIOD PROPERTY set back from the road with wide frontage and gravel driveway having designated parking space for this flat. Properties of this type aren't easy to find in this great location and this could be a great choice for a First Time Buyer or anyone seeking a base with charm and character along with easy access to shops, restaurants and communication links to London. Double bedroom to far end of hall beside the spacious bathroom having shower over the bath. Kitchen adjacent to the living room as part of the well planned accommodation on the top/second floor. Entrance to left side of building with entryphone and wide staircase creating spacious feel for the access to the flat. Please contact our Park Langley office for a viewing appointment.

Location

In a sought after location within half a mile of Beckenham Junction station and the High Street with Ravensbourne station also a similar distance. Approaching from Southend Road, this fabulous period property is situated on the right, a short distance before the junction with Westgate Road. Bus services to local town centres run along Foxgrove Road and an entrance to the beautiful Beckenham Place Park is located at the end of Westgate Road.



Ground Floor

Entrance

to left side of building, entryphone, wide staircase to upper floors shared by four flats

Second/Top Floor

Entrance Hall

3.51m x 1.47m max (11'6 x 4'10) entryphone, coat cupboard, covered radiator, wood finish flooring

Kitchen

3.38m max x 2.28m max (11'1 x 7'6) includes area by archway from hall with large built-in cupboard housing Potterton gas boiler, base cupboards and drawer beneath work surface plus washing machine, inset single drainer sink with mixer tap, cooker hood above 4-burner gas hob with electric oven beneath, wall tiling, eye level cupboards, additional cupboard above recess housing upright fridge/freezer, wood finish flooring, radiator, double glazed window to front

Large Living Room

4.73m x 4.36m (15'6 x 14'4) wonderfully generous room with covered fireplace having painted surround, panelled finish to walls, two radiators, original sash windows to front

Bedroom

4.35m x 2.64m (14'3 x 8'8) plus large recess by door, wardrobes, radiator, deep sill providing space for tv etc beneath large double glazed window to front

Bathroom

3.11m x 1.72m (10'2 x 5'8) white panelled bath with mixer tap and shower attachment plus built in shower and hinged screen over, low level wc, wall tiling above pedestal wash basin and around bath, feature column radiator, chrome heated towel rail, tiled floor, double glazed window to side

Outside

Front Garden

laid to lawn with path to entrance and gravelled driveway



Designated Parking

space beside hedge on gravel driveway

Communal Gardens

laid to lawn with established shrubs and trees

Additional Information

Lease

150 years from 24 June 1976 with Share of Freehold (currently being extended to 999 years) - To Be Confirmed

Maintenance

Currently £200 per month - To Be Confirmed

Council Tax

London Borough of Bromley - Band C

Agents Note

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

