

FOR SALE

£425,000

Ravenscroft Road, Beckenham, BR3



A delightful two double bedroom maisonette in excellent condition, with period features, its own entrance and private garden. Ideally situated a short distance from a choice of outstanding schools, train stations with excellent connections into Central London and an array of local amenities. Early viewings recommended.

This extended ground floor Victorian maisonette offers a wonderful blend of character, practicality, and outdoor space. Benefitting from its own private front door and its own rear garden, accessed via the utility room, the property comprises an entrance hall, a bright and cosy reception room, fully fitted contemporary kitchen, two generous double bedrooms, and a shower room. Further advantages include double glazing, gas central heating, a 125-year lease, and off-street parking.

Ideally positioned on a pleasant residential road, the property is well served by excellent transport links including Kent House, Clock House, Elmers End, Birkbeck and Anerley stations, as well as nearby tram stops and bus routes. Beckenham and Penge High Streets are both within a 15-minute walk, offering a wide range of shops, cafés and amenities, while direct rail connections provide easy access to London Bridge, Charing Cross, Victoria, Waterloov East, East Croydon, and via the East London Line to Whitechapel, Shoreditch and Rotherhithe.

- Private Entrance
- Two Double Bedrooms
- Garden
- Off Street Parking
- Excellent Location
- EPC Rating D

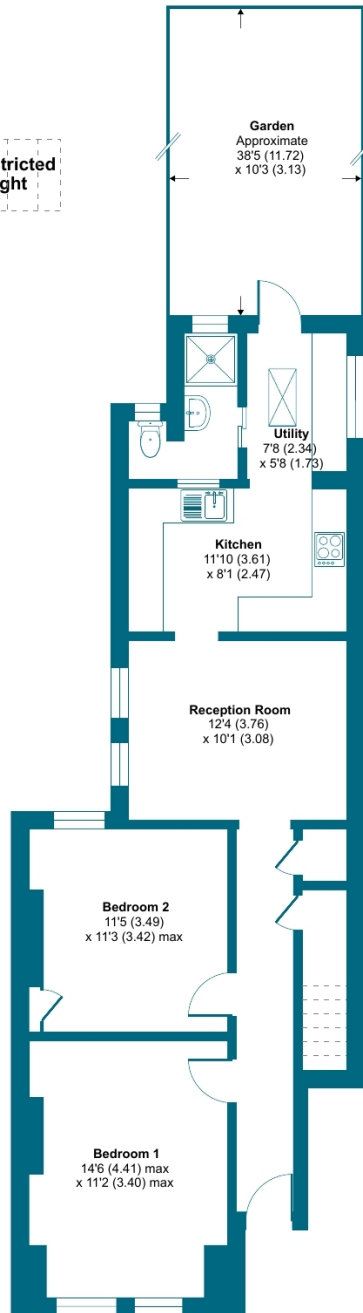




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Approximate Area = 734 sq ft / 68.2 sq m
 Limited Use Area(s) = 18 sq ft / 1.6 sq m
 Total = 752 sq ft / 69.8 sq m
 For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Grafton Estate Agents. REF: 1401002



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	75
(39-54) E		
(21-38) F		
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England, Scotland & Wales		
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