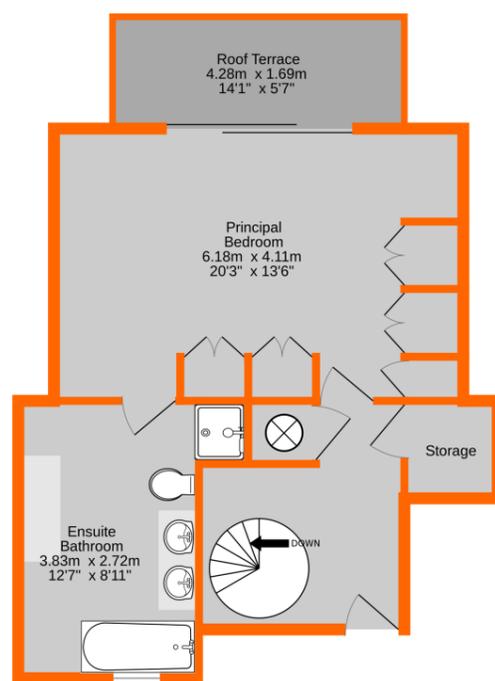
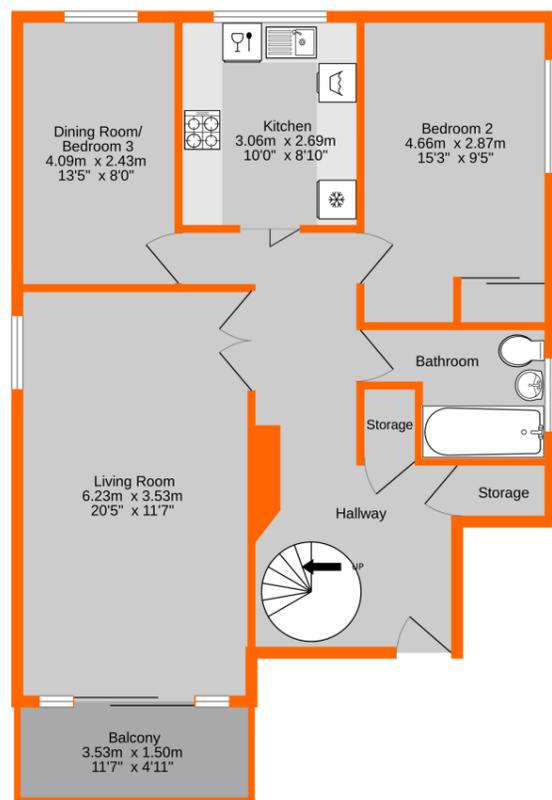


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lower Floor
76.3 sq.m. (821 sq.ft.) approx.

Upper Floor
49.5 sq.m. (533 sq.ft.) approx.



TOTAL FLOOR AREA : 125.8 sq.m. (1355 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2026

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 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 Beckenham Office - 020 8650 2000

12 Hamblehyrst, 15 Court Downs Road, Beckenham, Kent BR3 6LL £800,000 Share of Freehold

- Unique Duplex Penthouse
- Two bathrooms, one en-suite
- Fitted kitchen with appliances
- Double garage
- Three double bedrooms
- 20'5" x 11'7" Living Room
- Fabulous principal bathroom suite
- Lift service to all floors

12 Hamblehyrst, 15 Court Downs Road, Beckenham, Kent BR3 6LL

An opportunity has arisen to purchase this wonderfully, spacious three double bedroom split level penthouse apartment that offers flexible accommodation, presented in very good decorative order throughout. The double aspect living room has a south facing balcony with open outlook to rear, the kitchen has a range of fitted units with integral appliances, there are also two of the bedrooms on this level, one of which is currently used as a dining room and a bathroom with a white suite. The top floor is occupied by the fabulous principal suite with an impressive bedroom with fitted wardrobes, large en-suite bathroom and sliding door to the superb roof terrace. There is a double garage with light and power and well maintained communal grounds, we strongly recommend a viewing of this apartment that is situated in a sought after central location close to Kelsey Park and High Street

Location

Situated in one of Beckenham's prime locations, sought after and convenient for central Beckenham with an entrance to Kelsey Park a short distance along the road, by the junction with Manor Way. Beckenham High Street is within a quarter of a mile providing a good range of shops, restaurants and other amenities. From Beckenham Junction there are trains to Victoria and The City with DLR connection at Lewisham for Canary Wharf, as well as trams to Croydon and Wimbledon.



ground Floor

Communal Entrance

Stairs and lift service, front door to

Third Floor

Communal Entrance

stairs and lift to third floor, front door to

Entrance Hall

walk in storage cupboard, walk in coat cupboard, video entryphone handset, radiator, coving, spiral staircase to top floor

Living Room

6.23m x 3.53m (20' 5" x 11' 7") uPVC sliding patio door to south facing balcony with open aspect to rear, uPVC double glazed windows to side, limestone fireplace with coal effect fire, two radiators, coving, spotlights

Kitchen

3.06m x 2.69m (10' 0" x 8' 10") uPVC double glazed windows to front, fitted with a range of units comprising one and a half bowl sink unit with mixer tap and cupboards under, working surface to three walls with cupboards and drawers under, built-in fridge/freezer, built-in Neff electric oven and 4 ring hob with extractor fan over, integrated washing machine and dishwasher, eye level cupboards to two walls, tiling to three walls, ceramic tiled floor, coving, spotlights

Bedroom 2

4.66m x 2.87m (15' 3" x 9' 5") uPVC double glazed windows to side, built-in mirror fronted wardrobe,

radiator, coving

Dining Room/Bedroom 3

uPVC double glazed windows to front, radiator, coving, currently used as a dining room

Bathroom

obscure uPVC double glazed windows to side, fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap. heated towel rail, fully tiled walls, ceramic tiled floor, spotlights

Top Floor Landing

fire exit door to communal entrance, radiator, access to loft via pull down loft ladder, deep built-in cupboard, radiator, built-in cupboard housing megaflo water tank

Principal Bedroom

6.18m x 4.11m (20' 3" x 13' 6") sliding patio door to roof terrace, built-in wardrobes to two walls, built-in dressing table and bedside cabinet, recess - designed as a home work station, two radiators, coving, door to

En-Suite Bathroom

3.83m x 2.72m (12' 7" x 8' 11") obscure uPVC double glazed window to rear, a spacious bathroom with a white suite comprising panelled bath with mixer tap and shower attachment, built-in unit with two inset sinks with mixer tap and cupboard under, toilet with concealed cistern, separate shower cubicle, full height drawer and cupboard, heated towel rail, fully tiled walls, spotlights, extractor fan, ceramic tiled floor

Outside

Garage

there is a double garage with light and power and pitched roof over for storage

Gardens

there are well maintained communal gardens

Lease Details

Lease

vendor has confirmed lease is 999 years from December 1992 - 965 years remaining

Service Charge

vendor has confirmed the service charge is £3,121.12 per annum, for the period 1st January 2026 to 31st December 2026

Ground Rent

the vendor has confirmed the ground rent is nil

Additional Information

Council Tax

London Borough of Bromley - Band G
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

