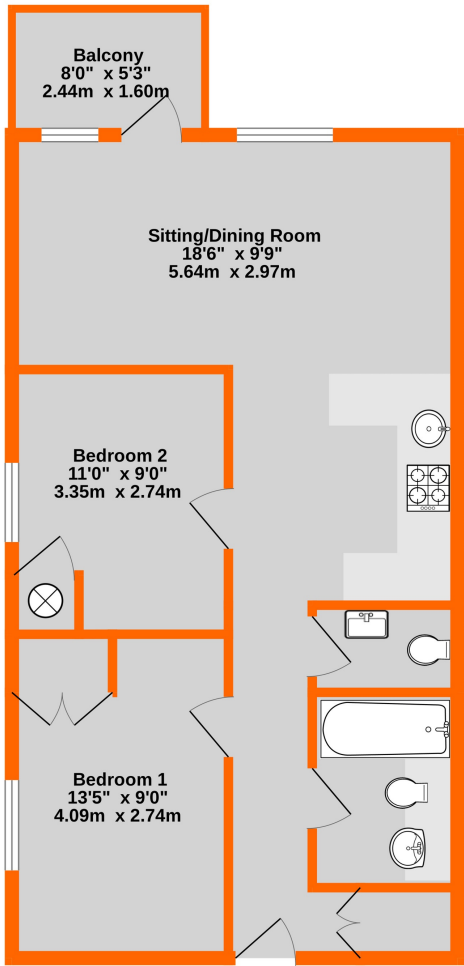


GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 631 sq.ft. (58.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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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.
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Flat 2 77 Albemarle Road, Beckenham BR3 5HW

£325,000 Share of Freehold

- Refurbished ground floor flat
- Private south facing balcony
- Kitchen with integrated appliances
- Re-appointed bathroom & wc
- About half a mile to High Street
- Two double bedrooms
- Garage en-bloc & visitor parking
- Replaced boiler & double glazing

Flat 2 77 Albemarle Road, Beckenham BR3 5HW

A ground floor purpose built flat refurbished throughout in recent years to include fitted kitchen with integrated appliances open plan to the living space with bamboo hardwood floor and access to the private south facing balcony. The bathroom is re-appointed with a white suite and matching separate wc and there are two double bedrooms. The combination boiler has been replaced, annually serviced by a local reputable company, and the property is double glazed. Visitors parking can be found to the front and side of the building with a single garage en-bloc behind the communal gardens to the rear.

Location

This property is in an excellent location approximately half a mile from Beckenham High Street with good range of shops restaurants and other amenities. From Beckenham Junction station there are trains to Victoria and The City together with trams to Croydon and Wimbledon. The property is also less than a mile from Shortlands station and village with Bromley High Street a little further.



Ground Floor

Entrance Hall

4.57m x 1.78m max (15' x 5' 10") plus deep built-in double cupboard housing replaced fuse box, entryphone handset, hardwood bamboo flooring, radiator

Living Room

5.94m max x 5.64m max (19' 6" x 18' 6") L-shaped including kitchen and living area

Kitchen

2.97m x 2.82m (9' 9" x 9' 3") re-appointed with white gloss fronted base cupboards and drawers with matching eye level units including wine rack, integrated dishwasher, plumbing for washing machine and space for upright fridge/freezer, work surface with inset sink and mixer tap plus Beko 4-ring ceramic hob with stainless steel extractor hood above and electric Sharp oven beneath, breakfast bar, LED lighting to kick board and pelmet lighting beneath wall units, hardwood bamboo flooring, wall tiling

Sitting/Dining Room

5.64m x 2.97m (18' 6" x 9' 9") hardwood bamboo flooring, two radiators, double glazed window to front, windows beside and above double glazed door to

Balcony

2.44m x 1.60m (8' x 5' 3") southerly aspect to front of block

Bedroom 1

4.09m x 2.74m (13' 5" x 9') to include pair of fitted double wardrobes, radiator, double glazed window to side

Bedroom 2

3.35m x 2.74m (11' x 9') cupboard concealing wall mounted Worcester Bosch boiler, radiator beneath double glazed window to side

Bathroom

2.29m x 1.83m (7' 6" x 6') re-appointed with white panelled bath having mixer tap and separate shower over plus fixed overhead shower and separate hand spray attachment, low level wc with concealed cistern and wash basin with mixer tap recessed onto vanity surface with cupboards and drawer beneath, ceramic floor tiling, wall tiling around bath area, extractor fan, heated towel rail

Separate WC

white low level wc with concealed cistern, wash basin set into vanity surface with mixer tap and tiled splashback having cupboard beneath, ceramic floor tiling, extractor fan

Outside

Garage

situated en-bloc to rear (back row, 2nd from left), parking on first come first serve basis to front and side

Communal Gardens

to rear of block

Additional Information

Lease

999 years from 24 June 1971 with Share of Freehold - to be confirmed

Maintenance

£950.74 for 6 months from 26.3.25-29.9.25 - to be confirmed

Agents Note

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

Council Tax

London Borough of Bromley - Band D
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
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