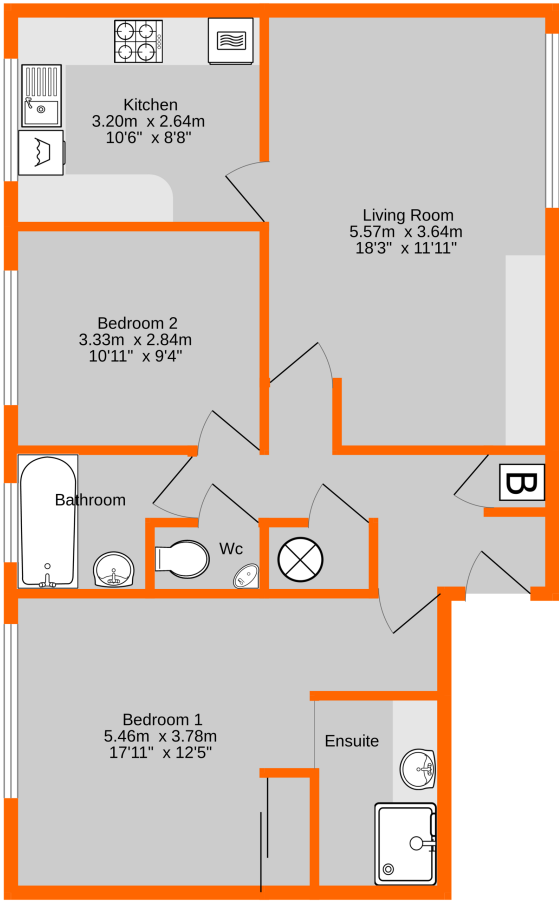
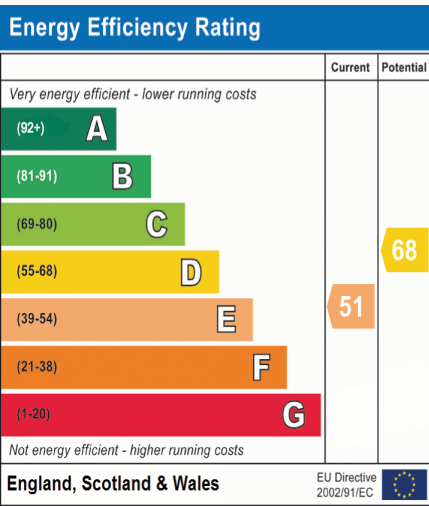


Second Floor Flat
72.3 sq.m. (778 sq.ft.) approx.



TOTAL FLOOR AREA : 72.3 sq.m. (778 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



Viewing by appointment with our Beckenham Office - 020 8650 2000

11 Silverwood Close, Beckenham, Kent BR3 1RN

£335,000 Leasehold

- Second/top floor flat
- Two double bedrooms
- In need of modernisation
- Chain free and long lease
- Gas warm air heating
- Replacement double glazing
- Re-modelled bathroom & Shower Room
- Great location & Garage

www.proctors.london

George Proctor & Partners trading as Proctors

www.proctors.london



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

11 Silverwood Close, Beckenham, Kent BR3 1RN

Built by Crest Homes on the cusp of 1970 and for sale for the first time since being built, this spacious top (second) floor flat with the balance of a 999 year lease, has the advantage of a re-modelled en-suite shower room as well as a separate bathroom and toilet but by today's standards does need redecorating and modernisation. The lovely spacious living room with picture window overlooking gardens and fitted furniture. Over the years the flat has had uPVC replacement sealed unit double glazed windows, security entry system, gas warm air central heating, wooden parquet flooring, fitted carpets, as well as a garage en-bloc, surrounded by well tended mature communal gardens

Location

Being one of three blocks making up this popular development located between Brackley and Park Roads, quiet yet very convenient within half a mile of Beckenham Junction Station (Victoria and London Bridge) and Tramlink to Wimbledon and Croydon, together with bus services and New Beckenham Station (London Bridge and Charing Cross). There are parks and schools within that distance as well as Beckenham High Street with its extensive shopping, bars, restaurants, gyms, cinema and a leisure centre



Ground Floor

Communal Entrance

stairs to

Second Floor

Entrance Hallway

security entry system handset, cupboard housing Johnson & Starley gas fired warm air central heating boiler, further built-in airing cupboard houses cold water tank and hot water cylinder

Living Room

5.57m x 3.64m (18' 3" x 11' 11") fireplace, picture window to rear, coved cornice, parquet flooring, fitted base cupboards and book/display shelves, door to

Kitchen

3.20m x 2.64m (10' 6" x 8' 8") range of base units, drawers and wall units, worktops including breakfast bar, inset one and a half bowl sink unit and mixer tap, washing machine, dishwasher, fridge/freezer, inset 4 ring gas hob, extractor hood over, separate oven, window to front, partly tiled walls, tiled floor

Bedroom 1

5.46m x 3.78m (17' 11" x 12' 5") window to front, fitted wardrobes, open to

En-Suite Shower Room

re-modelled, fully tiled floor and walls, marble vanity surface with inset wash basin with mixer tap, mirror, cupboards above and below, pelmet lighting, shaver point, fully tiled shower with glazed door, tiled floor

Bedroom 2

3.33m x 2.84m (10' 11" x 9' 4") window to front

Bathroom

re-modelled, enclosed tiled panel bath with mixer tap with separate shower over, pedestal wash basin, window to front, electric heated towel rail

Separate WC

re-modelled, white suite of toilet, corner wash basin, partly tiled walls and fully tiled floor

Outside

Communal Garden

use of well maintained communal gardens

Garage

garage en-bloc (No12) visitor parking available within the development

Lease Details

Lease

the vendor has confirmed the lease is 999 years from Sept 1969 - 942 years remaining

Maintenance

maintenance is £1,533.12 per annum - to be confirmed

Ground Rent

ground rent is £14.88 per annum - to be confirmed

Additional Information

Council Tax

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

Broadband & Mobile

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

Utilities

MAINS - Gas, Electricity, Water and Sewerage