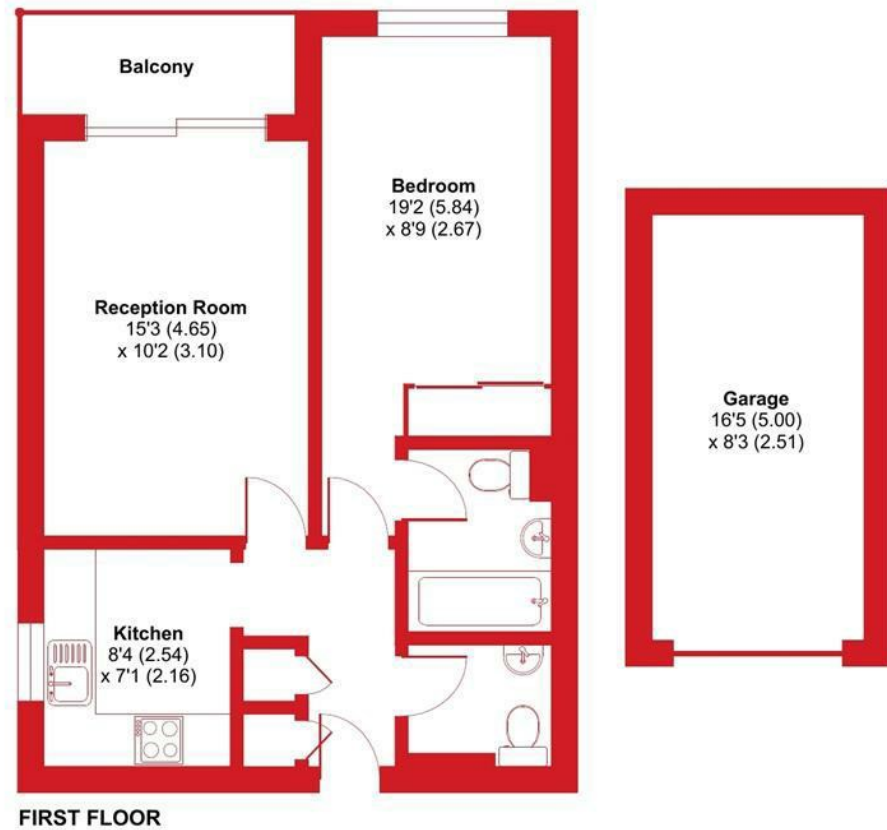


Bromley Road, Beckenham, BR3

Approximate Area = 503 sq ft / 46.7 sq m
 Garage = 133 sq ft / 12.4 sq m
 Total = 636 sq ft / 59.1 sq m
 For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Charles Eden. REF: 1304703.

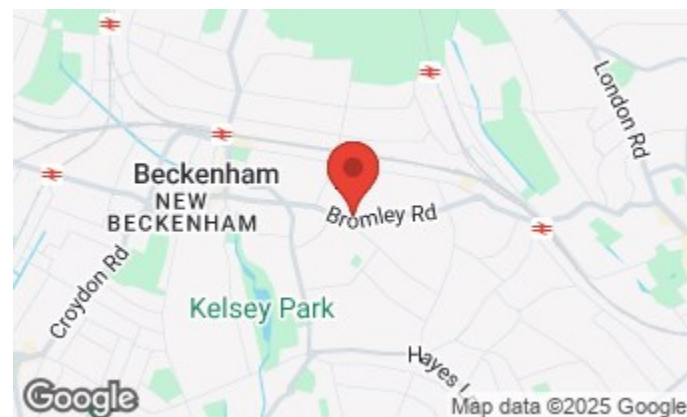


CHARLES EDEN



Flat 8, Haven Court, 39 Bromley Road, Beckenham, BR3 5YB
 Guide Price £275,000 Leasehold - Share of Freehold

MAP



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | 75 | 76 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Located in the sought-after Haven Court development on Bromley Road, this well-presented one-bedroom first-floor balcony flat (SOUTH FACING) offers a fantastic opportunity for first-time buyers, downsizers, or investors. Set within a quiet, well-maintained block this property comes to market with a Share of Freehold, Garage en Bloc and is CHAIN FREE.



020 8663 1964
 charleseden.co.uk



COMMUNAL ENTRANCE

Intercom system, glazed door.

COMMUNAL HALL

Stairs to:

FIRST FLOOR

Personal door leading into:

ENTRANCE HALL

Entry phone receiver unit, storage cupboard, radiator, wood flooring.



CLOAKROOM WC

Pedestal wash hand basin with tiled splash back, low level WC, radiator, wood flooring.



RECEPTION ROOM 15'3 x 10'2

Double glazed patio doors to front leading out to balcony, radiator, wood flooring.

KITCHEN 8'4 x 7'1

Double glazed window to side, range of wall, base and drawer units with worksurfaces over, stainless steel single bowl sink and single drainer with mixer tap, spaces for fridge/freezer, washing machine, serving hatch, gas boiler (not tested by Charles Eden), part tiled walls, vinyl flooring.



BEDROOM 19'2 x 8'9

Double glazed window to front, fitted wardrobe, radiator, fitted carpet.

BATHROOM / WC

Paneled bath with mixer tap and electric shower

over, glass shower screen, pedestal wash hand basin, low level WC, fully tiled walls, chrome ladder style heated towel rail, vinyl flooring.

OUTSIDE

COMMUNAL GARDENS

Mainly laid to lawn with shrubs and trees.



GARAGE

No. 8

Located to rear of the development 6th garage on the left.

PARKING

First come first serve

LEASE

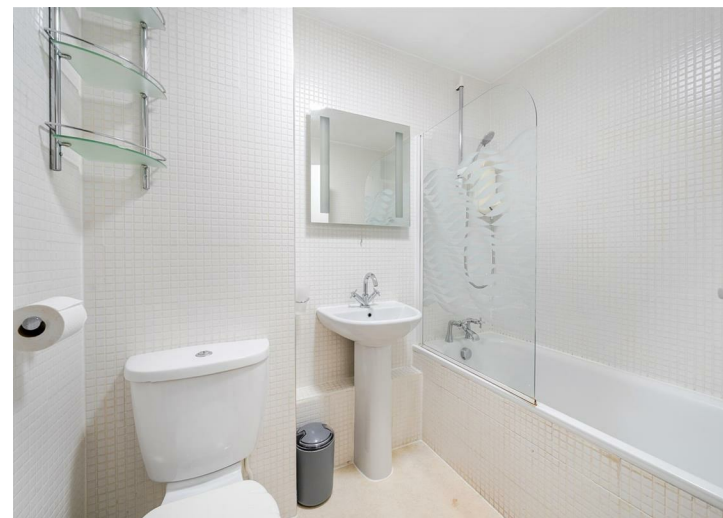
175 years from 1982
132 years remaining

SERVICE CHARGE

£1,600.00 per annum

COUNCIL TAX C

EPC RATING C



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.

CE

CHARLES EDEN

**Flat 8, Haven Court 39 Bromley Road
Beckenham
BR3 5YB**

www.charleseden.co.uk
71 High Street, Beckenham, Kent, BR3 1AW

**Guide Price £275,000 Leasehold -
Share of Freehold**