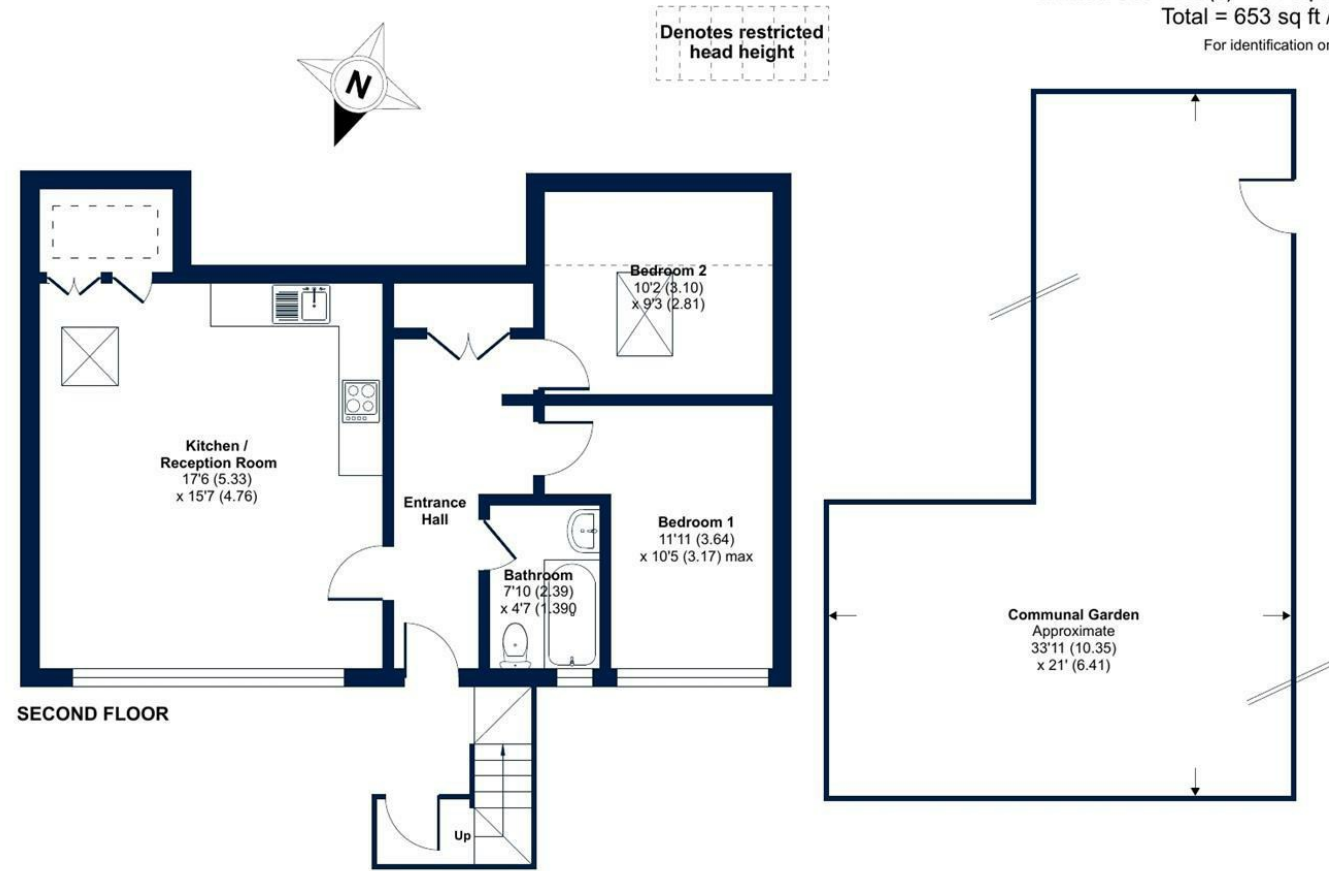


Birkbeck Road, Beckenham, BR3

Approximate Area = 592 sq ft / 55 sq m
 Limited Use Area(s) = 61 sq ft / 5.7 sq m
 Total = 653 sq ft / 60.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Charles Eden. REF: 1350761



Flat 3, 48, Birkbeck Road, Beckenham, BR3 4SN
 Guide Price £375,000 Leasehold - Share of Freehold



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		68	76
	EU Directive 2002/91/EC		

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		

Charles Eden are delighted to offer this two bedroom, one bathroom, top floor Victorian conversion located close to fantastic transport links on the sought after Birkbeck Road. The property comes to market with a Share of Freehold



020 8663 1964
 charleseden.co.uk



Set on the top floor of a Victorian conversion this property combines period character with modern living. The apartment offers two bright bedrooms, a bathroom, and an open-plan living room with a contemporary fitted kitchen that's perfect for both everyday use and entertaining. Outside, the property benefits from a private garden, as well as shared parking for added convenience.

The location is excellent for transport, with Clock House Station around 0.5 miles away, Kent House Station approximately 0.6 miles away, and Beckenham Road Tram Stop just 0.4 miles away.

Adding to its appeal, the property is also within easy reach of a trendy taproom, a popular local restaurant, and a variety of shops and cafés, making it a vibrant and well connected place to live.

COMMUNAL ENTRANCE

Intercom receiver unit, part glazed door, stairs to:

2ND FLOOR LANDING

PERSONAL ENTRANCE

Personal door leading into:

HALLWAY

Entry phone receiver unit, cloak cupboard, laminate wood flooring.

OPEN PLAN KITCHEN/RECEPTION ROOM

Double aspect.

LOUNGE AREA

Double glazed window to rear, two wall lights, radiator, laminate wood flooring.

KITCHEN AREA

Double glazed skylight window to front, recessed spot lights to ceiling, wall light, range of two wall units, base and draw units with worksurfaces over, 1 1/2 bowl stainless steel sink and drainer with mixer tap, four ring electric hob with cooker hood over and electric oven under, integrated dishwasher, space for fridge freezer, breakfast bar with cupboards under, integrated washing machine and tumble dryer, recessed storage, Combi boiler (not tested by Charles Eden), part tiled walls, laminate wood flooring.

BEDROOM ONE

Double glazed window to rear, double radiator, laminate wood flooring.

BEDROOM TWO

Double glazed skylight window to front, recessed spot lights to ceiling, double radiator, laminate wood flooring.

BATHROOM/WC

Double glazed window to rear, paneled bath with mixer tap and shower attachment, wash hand basin with vanity unit under, low level WC, chrome ladder style heated towel rail, extractor fan, part tiled walls, tiled flooring.

OUTSIDE

REAR GARDEN

Access located via pathway gate to rear.

SHARED PARKING

Shared with F1, 46 Birkbeck Rd on a first come basis?

LEASE

TBA of original lease term

Lease start date - October 2024

999 years remain

SERVICE CHARGE

£100 p.a.

Building insurance £2,500 p.a. divided between 5 flats

COUNCIL TAX C

EPC RATING D



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**Flat 3, 48 Birkbeck Road
Beckenham
BR3 4SN**

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

**Guide Price £375,000 Leasehold - Share of
Freehold**