

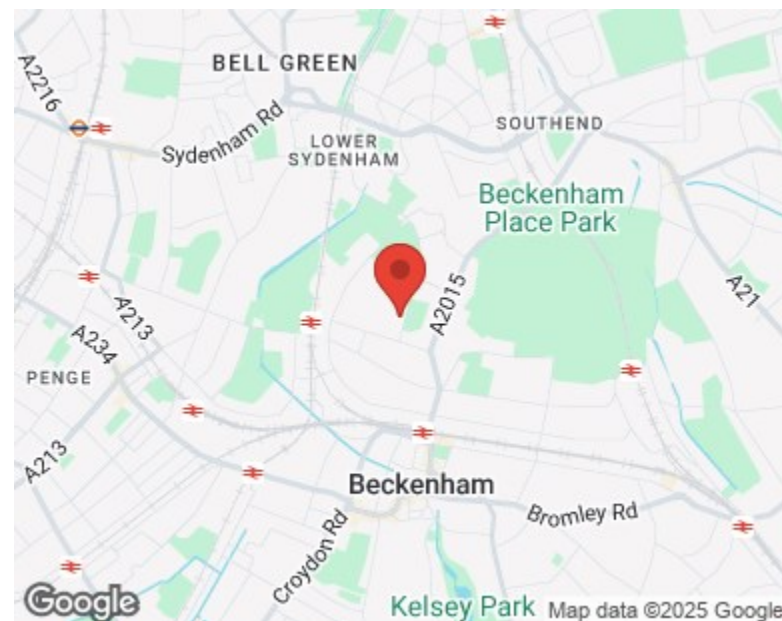


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Keats House, Porchester Mead, Beckenham, Kent, BR3 1TD

Guide Price £235,000 Leasehold



| Energy Efficiency Rating                    |                    | Current                 | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |                         |           |
|   | (81-91) <b>B</b>   |                         |           |
|   | (69-80) <b>C</b>   |                         |           |
|   | (55-68) <b>D</b>   |                         |           |
|   | (39-54) <b>E</b>   |                         |           |
|   | (21-38) <b>F</b>   |                         |           |
| Not energy efficient - higher running costs | (1-20) <b>G</b>    |                         |           |
|   |                    | 74                      | 82        |
| <b>England &amp; Wales</b>                  |                    | EU Directive 2002/91/EC |           |

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

Charles Eden are privileged to offer this one bedroom, seventh floor purpose built flat which presents an ideal opportunity for first time buyers or investors. There is a spacious lounge/diner and bedroom, both of which have PANORAMIC VIEWS of the local area and London beyond. Beckenham Place Park is approximately 0.6 miles, Beckenham High Street and Beckenham Junction & Beckenham Hill Stations being 0.7 miles. Other features:- garage, lift, security intercom system & double glazing.



020 8663 1964  
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This one bedroom, seventh floor purpose built flat would suit first time buyers or investors alike. It has accommodation comprising of a spacious lounge/diner, fitted kitchen, double bedroom and modern bathroom/wc. There are some stunning views of the local area, including the Kent County Cricket Club and London beyond. Other features include a garage which is behind security gates, passenger lift, security intercom system, double glazing, caretaker service and a laundry room housed within an adjoining block. In addition there are pleasant communal gardens.

It is located toward the top end of Southend Road, just off Stumps Hill Lane. Beckenham Place Park being approximately 0.6 miles and Beckenham High Street, with its many bars and restaurants; also Beckenham Junction (including Tram Stop), Beckenham Hill and New Beckenham railway stations being 0.7 miles.

#### **COMMUNAL ENTRANCE**

Security intercom system, stairs and lift to:

#### **SEVENTH FLOOR**

Personal door leading into:

#### **ENTRANCE HALL**

Entry phone receiver unit, two double storage cupboards, electric radiator, fitted carpet.

#### **LOUNGE/DINING ROOM 15'5" x 10'8"**

Double glazed windows to rear and side, electric radiator, fitted carpet.

Throughway to:

#### **KITCHEN 11'1" x 6'10"**

Double glazed window to side, range of wall and base units with worksurfaces over, stainless steel 1½ bowl sink and drainer with mixer tap, four burner electric hob with concealed hood over, electric oven, integrated microwave, space for washing machine, integrated dishwasher, integrated fridge/freezer, storage cupboards, one housing hot (with immersion heater) and cold water tanks, part tiled walls, laminate wood floor.

#### **BEDROOM 12'2" x 10'1"**

Double glazed window to rear, built-in wardrobe, fitted carpet.

#### **BATHROOM/WC**

White suite comprising panelled bath with electric shower over, shower screen, wash hand basin with mixer tap inset in vanity unit, low level WC with concealed cistern, ladder style electric radiator, part tiled walls, vinyl flooring.

#### **OUTSIDE**

#### **GARAGE**

There is a single garage (numbered 141) located en-bloc and this is accessed by remote controlled security gates which also leads to an area of residents parking.

#### **COMMUNAL GARDENS**

There are well maintained communal gardens to the rear and side of the development.

#### **COMMUNAL LAUNDERETTE**

Housed in adjacent block.

#### **LEASE**

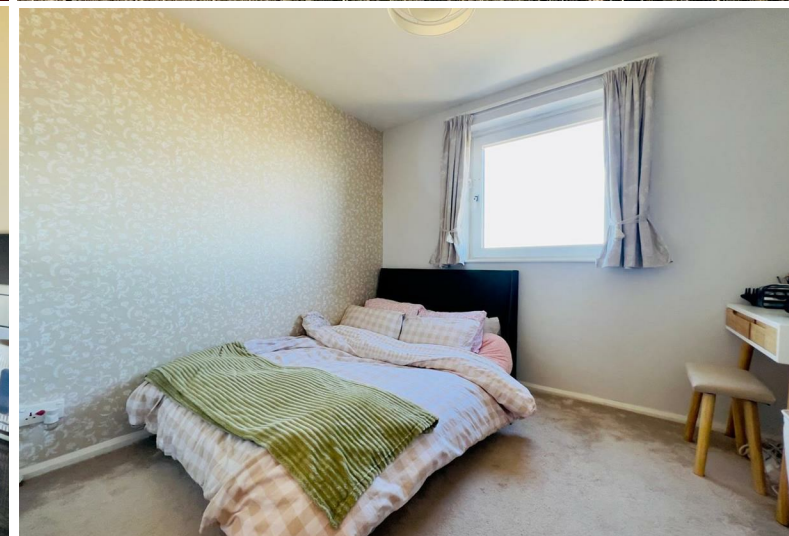
999 years from 25/12/2017 (991 years remaining)

#### **MAINTENANCE**

£2,443.33 (2025/2026)

#### **COUNCIL TAX B**

#### **EPC RATING C**



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