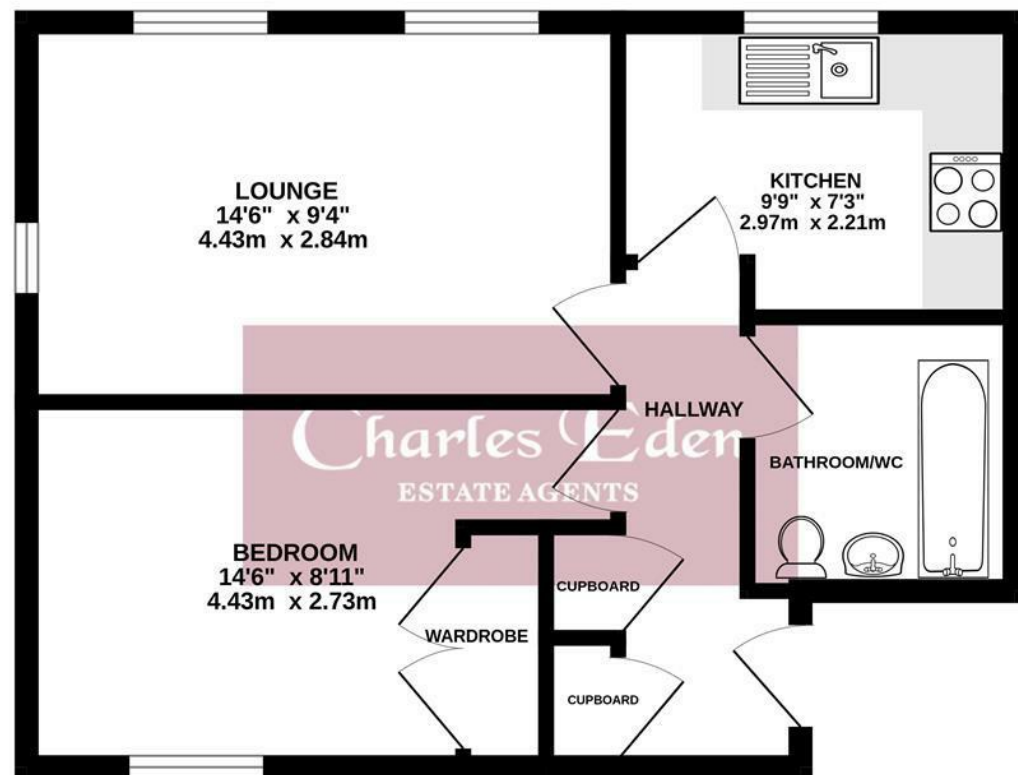


FIRST FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



SQUARE FOOTAGE TAKEN FROM EPC  
TOTAL FLOOR AREA: 635sq.ft. (59.0 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.  
Made with Metropix 12/2025



CHARLES EDEN



6, Homefield Mews, Blakeney Road, Beckenham, BR3 1ES  
Guide Price £270,000 Leasehold

MAP



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	71	78
			England & Wales
			EU Directive 2002/91/EC

Charles Eden are proud to offer this delightful one-bedroom first floor flat, spanning an inviting 635 sq ft. Homefield Mews is a secluded development off Blakeney Road and offers peace and tranquility in what otherwise is a bustling Beckenham.

The flat features a spacious reception room, a thoughtfully designed bedroom and a well appointed bathroom. The property also benefits from having an allocated parking space and access to a communal garden.

Another standout feature of the property is its prime location. Just 0.3 miles from Beckenham Junction BR Station, serving London Victoria and trains to Kent. Additionally, Beckenham High Street, with its array of shops, cafes, and amenities, is also a mere 0.3 miles away, ensuring that everything you need is within easy reach.

This property is offered CHAIN FREE, making it an excellent opportunity for first-time buyers or those looking to downsize.



020 8663 1964  
charleseden.co.uk



## COMMUNAL ENTRANCE

Intercom system, part glazed doors, stairs to:

## FIRST FLOOR

Personal door leading into:

## HALLWAY

Entry phone receiver unit, access to loft (storage use only), two built-in cupboards, laminate wood flooring.

## LOUNGE 14'06 x 9'04

Two double glazed windows to front, double glazed window to side, coved ceiling, electric wall heater, laminate wood flooring.



## KITCHEN 9'09 x 7'03

Double glazed window to front, comprising a range of wall, base and drawer units with rustic oak effect worksurfaces over, single bowl sink and drainer with mixer tap, induction hob with cooker hood over, single oven, integrated dishwasher, spaces for: fridge freezer and washing machine, vinyl flooring.



## BEDROOM ONE 14'06 x 9'0

Double glazed window to rear, coved ceiling, two built-in double wardrobes, electric wall heater, laminate wood flooring.

## BATHROOM/WC

Paneled bath with twin grip handles, mixer tap and shower attachment, pedestal wash hand basin, low level WC, part tiled walls, laminate wood flooring.

## OUTSIDE

## COMMUNAL GARDENS

Accessed via code. Walled garden with ornamental shrubs. lawn and paths.



## PARKING

Allocated parking for residence plus visitor parking.

## LEASE

125 years from 1996

## GROUND RENT

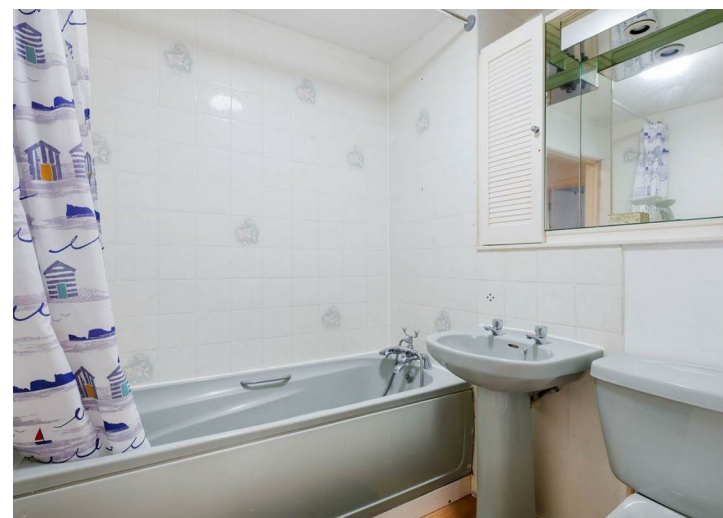
£50 per annum

## SERVICE CHARGE

£1,230 every 6 months

## EPC RATING C

## COUNCIL TAX 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.

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CHARLES EDEN

**6 Homefield Mews, Blakeney Road  
Beckenham  
BR3 1ES**

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

**Guide Price £270,000 Leasehold**