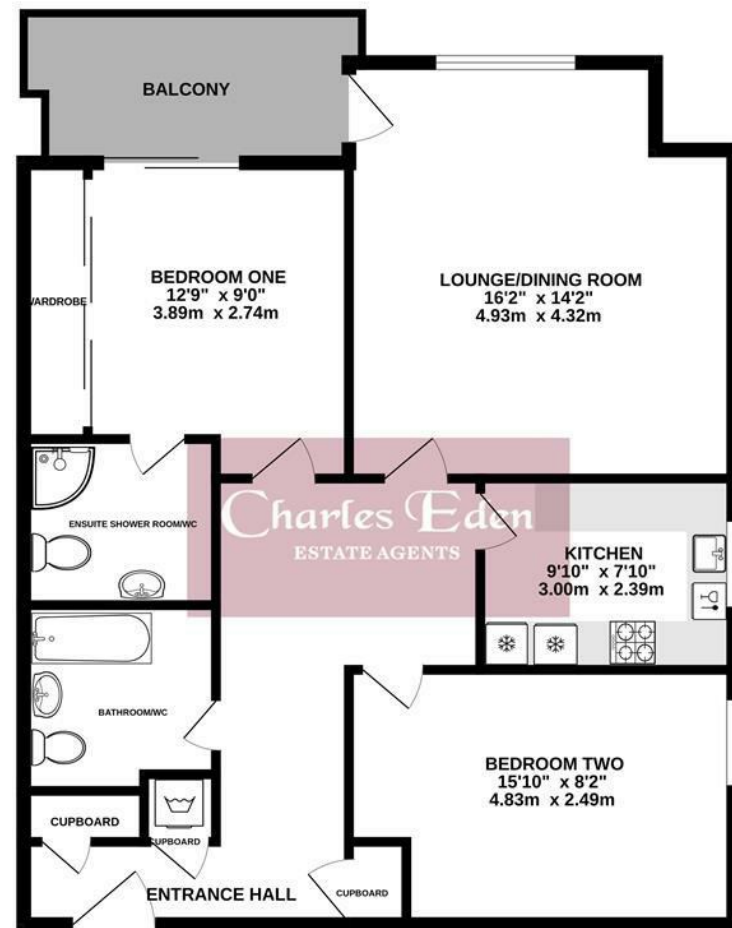


(TOP) THIRD FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



SQUARE FOOTAGE TAKEN FROM EPC  
TOTAL FLOOR AREA: 764 sq.ft. (71.0 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.  
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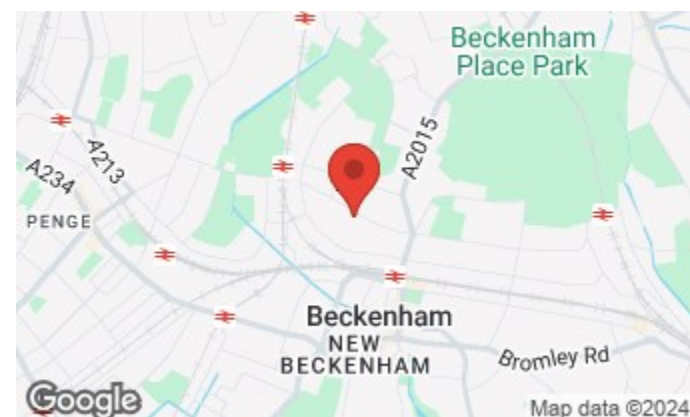
Charles Eden  
ESTATE AGENTS



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Flat 19, Harvest Court, 61 Park Road Beckenham, BR3 1QG  
Guide Price £500,000 Leasehold

MAP



| Energy Efficiency Rating                    |   | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                   | A |                         |           | (81 plus)                                                       | A |                         |           |
| (81-91)                                     | B |                         |           | (61-80)                                                         | B |                         |           |
| (69-80)                                     | C |                         |           | (55-60)                                                         | C |                         |           |
| (55-68)                                     | D |                         |           | (39-54)                                                         | D |                         |           |
| (39-54)                                     | E |                         |           | (21-38)                                                         | E |                         |           |
| (21-38)                                     | F |                         |           | (1-20)                                                          | F |                         |           |
| (1-20)                                      | G |                         |           |                                                                 | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           | England & Wales                                                 |   | EU Directive 2002/91/EC |           |

Nestled on the charming Park Road in Beckenham, this delightful flat offers a perfect blend of comfort and convenience. Boasting a spacious 764 sq ft layout, this purpose-built, top floor property features modern furnishings, 2 bedrooms, and 2 bathrooms - ideal for a small family or professionals seeking a stylish living space.

Built in 1992, this flat exudes a contemporary feel with its modern interior throughout. The well-maintained block and communal gardens add to the appeal of this residence, providing a tranquil escape.

Conveniently located just 0.3 miles from New Beckenham BR station and 0.4 miles from Beckenham Junction BR station, provides versatile transport links. Plus, with parking available for one vehicle, you'll have the flexibility to explore the surrounding areas at your leisure.

Situated on a popular tree-lined road, this property offers not just a home, but a lifestyle. Don't miss the opportunity to make this charming flat your own and experience the best of Beckenham living.



020 8663 1964  
charleseden.co.uk



This spectacular two bedroom, two bathroom, top floor flat offers a lift\*\* (see MAINTENANCE) in the block with a balcony overlooking the communal gardens at the rear.

A great location for commuters with New Beckenham Station being within 0.3 miles serving London Bridge, Cannon Street and Charing Cross. Beckenham Junction Station being with 0.4 miles away with its rail services to Victoria and Tramlink access to East Croydon and onto Wimbledon. The vibrant Beckenham High Street has a wide selection of shops, bars and restaurants and is situated just beyond Beckenham Junction.

#### COMMUNAL ENTRANCE

Intercom system, part glazed door leading into

#### COMMUNAL HALLWAY

Lift\*\* (see MAINTENANCE) and stairs to:

#### (TOP) THIRD FLOOR

Personal door leading into:

#### PRIVATE ENTRANCE HALL

Recessed spot lights to ceiling, coved ceiling, three storage cupboards one with space for washing machine, radiator, parquet style flooring.



#### LOUNGE/DINING ROOM 16'2" max x 14'2"

Double glazed window to rear, coved ceiling, double radiators, parquet style flooring.

Double glazed door leading out to:

#### BALCONY 10'7 x 6'5

South West facing overlooking communal gardens to rear, wrought iron balustrade, tiled floor.

#### KITCHEN 9'10" x 7'10"

Double glazed window to side, range of wall, base and drawer units with worksurfaces over, 1 1/2 bowl stainless steel sink with mixer tap, integrated 'Bosch' oven, 'Bosch' gas hob with cooker hood over, integrated dishwasher, space for fridge/freezer, space for wine cooler, wall mounted "Vaillant" boiler (not tested by Charles Eden), part tiled walls, tiled floor.

#### BEDROOM ONE 12'9" x 9'0" (to wardrobes)

Double glazed patio doors leading out to balcony overlooking rear gardens, built-in wardrobes to one wall, radiator, parquet style flooring.

Door leading into:

#### EN-SUITE SHOWER ROOM/WC

Recessed spot lights to ceiling, fully tiled shower cubicle, sink

inset in wall hung vanity unit, concealed cistern low level WC, chrome ladder style heated towel rail, extractor fan, fully tiled walls, tiled flooring.



#### BEDROOM TWO 15'10" x 8'2"

Double glazed window to side, maintenance access loft hatch (not owned by flat), double radiator, parquet style flooring.

#### BATHROOM/WC

Recessed spot lights to ceiling, white suite comprising paneled bath with twin grip handles, mixer tap with shower attachment, pedestal wash hand basin, with mixer tap, low level WC, mirror wall cabinet, radiator, extractor fan, fully tiled walls, tiled flooring.

#### OUTSIDE

#### PARKING

No.19 - allocated parking

#### COMMUNAL GARDENS



#### LEASE

125 years from 1992 (93 years remaining)

#### MAINTENANCE

£2,240 per annum -including building insurance. \*\*NB: Lift is out of order but reserve funds will cover the costs of a new lift expected to be installed Sept '24.

#### GROUND RENT

£200.00 per annum

#### COUNCIL TAX E

#### 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.



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www.charleseden.co.uk  
1 Kelsey Park Road, Beckenham, Kent, BR3 6LH

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