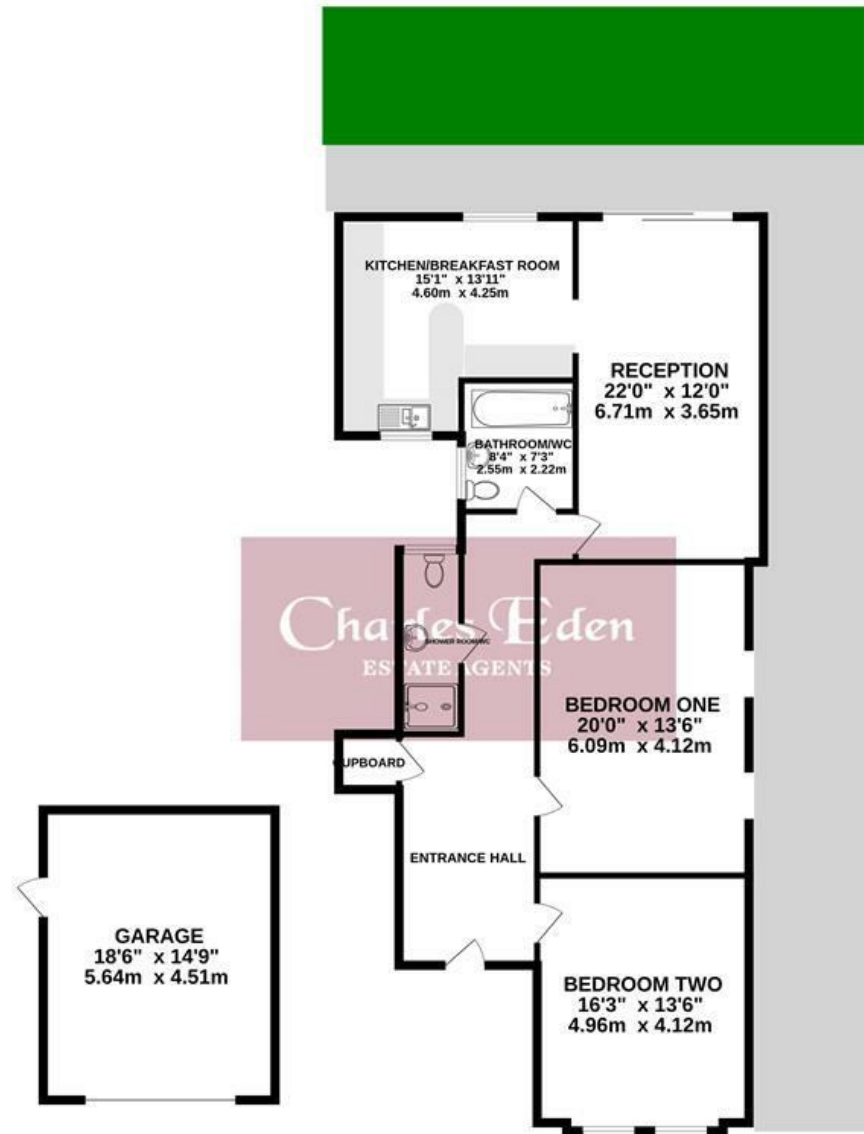


GROUND FLOOR  
1259 sq.ft. (117.0 sq.m.) approx.



SQUARE FOOTAGE TAKEN FROM EPC  
TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

17, Beckenham Road, Beckenham, Kent BR3 4PL  
Guide Price £520,000 Leasehold

\*\*\* Guide Price £500,000 - £540,000 \*\*\*

Charles Eden are delighted to present this remarkable (north of 1200 sqft) two bedroom (19'11 x 18'1 & 13'11 x 13'10) , two bathroom, ground floor period conversion with side access to private garden at the rear. The property also offers an abundance of character features along with a private garage, off street parking and is presented to market CHAIN FREE.



020 8663 1964  
charleseden.co.uk



### COMMUNAL COVERED PORCH

Part glazed door with windows to front leading into

### COMMUNAL HALL

Personal door leading into

### HALLWAY

Double glazed window to side, recessed spot lights to ceiling, coved ceiling, understairs storage cupboard, radiator, tiled flooring.

### SHOWER ROOM/WC

Opaque double glazed window to rear, recessed spot lights to ceiling, coved ceiling, fully tiled shower cubicle, low level WC, wash hand basin, radiator, vinyl flooring.

### RECEPTION ROOM 21'11 x 11'11

Double glazed patio doors to rear leading to steps down to garden, wall lights, radiator housed in decorative cover, two inset display cabinets, laminate wood flooring.

Door leading into:



### KITCHEN / BREAKFAST ROOM 15'1 x 14'0

Double aspect. L-shaped.

Double glazed window to front, double glazed window to rear, coved ceiling, recessed spot lights to ceiling, range of wall, base and drawer units with worksurfaces over, two stainless steel sink units inset in worktop with mixer tap, space for range gas cooker with 5 ring gas hob and cooker hood over, space for upright fridge freezer, integrated dishwasher and washing machine, breakfast bar, part tiled walls, radiator,



### BEDROOM ONE 19'11 x 18'1

Two double glazed windows to side, ornate ceiling rose, ornate oved ceiling, picture rails, radiator, fitted carpet.

### BEDROOM TWO 13'11 x 13'10

Two double glazed windows to front, ornate ceiling rose, ornate coved ceiling, radiator, fitted carpet.

### BATHROOM / WC

Opaque double glazed window to side, coved ceiling,

recessed spot lights to ceiling, comprising tiled paneled bath with shower over, shower screen, pedestal wash hand basin, low level WC, radiator, part tiled walls, tiled flooring.

### OUTSIDE

#### GARDEN 40' approximately

Paved patio adjacent to rear of property, laid to lawn with trees, garden shed, access to front via garden gate.



### FRONTAGE

Off Street parking for one car

### GARAGE

Up and over door, power and light.

### LEASE

125 years as of 25th March 1992 (92 years remaining)

### MAINTAINANCE

Approx £1,000 per annum (Includes buildings insurance & communal lighting)

### GROUND RENT

£100 pa

### COUNCIL TAX D

### 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.



[www.charleseden.co.uk](http://www.charleseden.co.uk)  
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