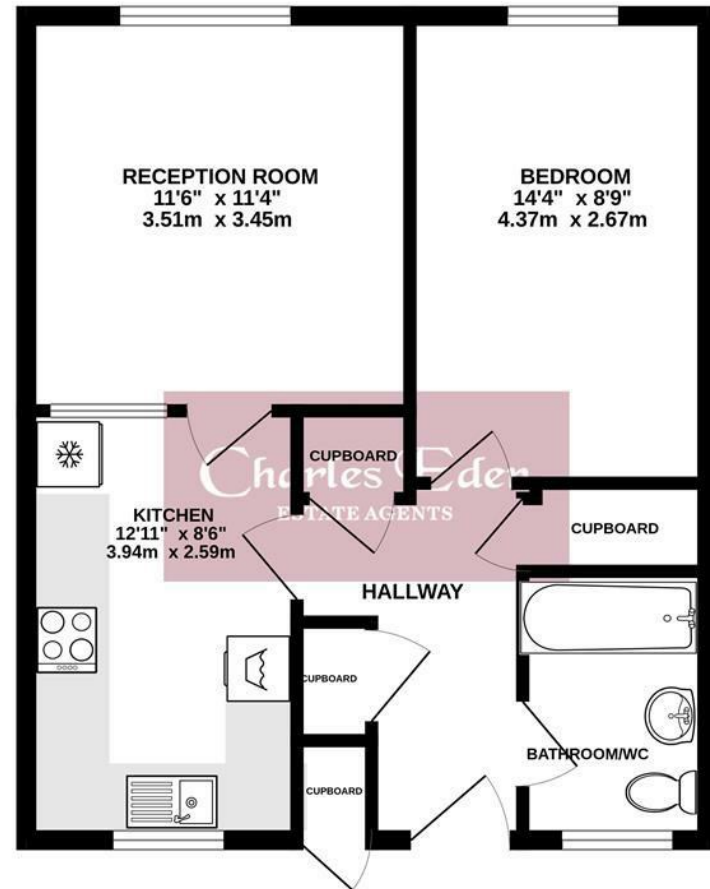


FIRST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



SQUARE FOOTAGE TAKEN FROM EPC
TOTAL FLOOR AREA: 495sq.ft. (46.0 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 C3025



CHARLES EDEN



231, Eden Park Avenue, Beckenham, BR3 3JN
Guide Price £250,000 Leasehold - Share of Freehold

MAP



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ 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				G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Charles Eden are proud to offer this well-appointed, one bedroom, first floor flat on Eden Park Avenue.

The property comprises of one bedroom, reception, kitchen and a bathroom. The property is situated on the doorstep of Harvington Woods with Eden Park BR station only 0.4 miles away serving Charing Cross and London Bridge.

CHAIN FREE



020 8663 1964
charleseden.co.uk



FIRST FLOOR

Two storage cupboards, one housing meters.
Part glazed personal door leading into:

HALLWAY

Three storage cupboards, storage heater, fitted carpet.

KITCHEN 12'11 x 8'06

Double glazed window to front, range of wall and base units with worksurfaces over, stainless steel single bowl sink and drainer with mixer tap, freestanding four ring electric cooker with hood over, spaces for: washing machine and fridge freezer, part tiled walls, vinyl flooring.

Opaque glazed window giving borrowed light from reception and opaque glazed door leading into:

RECEPTION ROOM 11'06 x 11'04

Double glazed window to rear, storage heater, fitted carpet.

BEDROOM 14'04 x 8'09

Double glazed window to rear, storage heater, fitted carpet.

BATHROOM/WC

Opaque double glazed window to front, comprising paneled bath with mixer tap and shower attachment, pedestal wash hand basin with taps, low level WC, fully tiled walls, vinyl flooring.

LEASE

125 years from 17 October 1988
(78 years remaining)

GROUND RENT

£10.00 p.a.

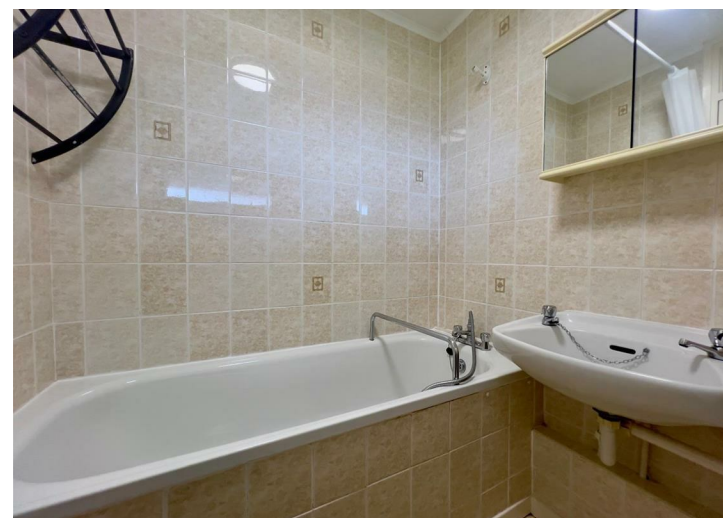
SERVICE CHARGE

£778.62

This will decrease from April 2025 to £576.66.

EPC RATING D

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.

CE

CHARLES EDEN

231 Eden Park Avenue
Beckenham
BR3 3JN

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

Guide Price £250,000 Leasehold -
Share of Freehold