

The floor plan shows a central entrance hall leading to four rooms: a lounge, a dining room/bedroom three, and two bedrooms. The kitchen is located to the left of the entrance hall, with a shower room/wc and a separate wc below it. A staircase is located to the right of the entrance hall. The plan includes dimensions in both feet/inches and meters, and a list of excluded items (wardrobes) for one bedroom.

BEDROOM ONE
13'6" x 11'0"
4.11m x 3.35m
Excl. wardrobes

KITCHEN
9'8" x 7'11"
2.95m x 2.41m

SHOWER ROOM/WC

WC

ENTRANCE HALL

LOUNGE
17'11" x 13'9"
5.46m x 4.19m

DINING ROOM/BEDROOM THREE
13'9" x 9'10"
4.19m x 3.00m

BEDROOM TWO
13'9" x 8'10" Max
4.19m x 2.69m Max

Charles Fox
ESTATE AGENTS

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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A generously proportioned three bedroom first floor apartment close to an entrance to Kelsey Park and about 0.5 miles from Beckenham High Street and 0.7 miles from Beckenham Junction railway station and tram stop, there is a bus stop being a short distance from outside the flat with routes to Beckenham Junction in one direction and Bromley South in the other, offering shower room, separate cloakroom, lift and garage. No chain

A map of Beckenham, Kent, showing Kelsey Park and Bromley Rd. The map includes labels for Beckenham, Kelsey Park, Croydon Rd, Bromley Rd, and B251. A red pin is placed on Kelsey Park, and a red circle with a white 'H' is on Bromley Rd. The Google logo is in the bottom left, and 'Map data ©2025 Google' is in the bottom right.

Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(12 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	78	81

Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(12 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	78	81

England & Wales	EU Directive 2002/91/EC	



COMMUNAL ENTRANCE

Security Intercom system, glazed double doors leading into an internal lobby.

COMMUNAL HALL

Stairs and lift to

FIRST FLOOR

PRIVATE ENTRANCE

Personal door leading into:

HALLWAY

Security intercom receiver unit, single storage cupboard, double storage cupboard, radiator, (we are advised there is hardwood woodblock flooring, currently overlaid with the fitted carpet).

LOUNGE 17'11 x 13'9

Two double glazed windows to front, coved ceiling, tiled fireplace, two radiators, (we are advised there is hardwood woodblock flooring, currently overlaid with the fitted carpet). Opaque double glazed doors with opaque windows to side leading into:

DINING ROOM/BEDROOM 3 13'9 x 9'10

Double glazed window to front, coved ceiling, radiator, (we are advised there is hardwood woodblock flooring, currently overlaid with the fitted carpet).

KITCHEN 9'8 x 7'11

Double glazed window to rear, range of wall, base and drawer units, four ring gas hob, with hood over, wall mounted double oven, 1 1/2 bowl stainless steel sink and drainer with mixer tap, integrated dishwasher and upright fridge freezer, 'Worcester' gas boiler (not tested by Charles Eden), part tiled walls, laminate wood flooring.

BEDROOM ONE 13'6 x 11'0

Double glazed window to rear, built-in wardrobes to one wall, radiator, laminate wood flooring.

BEDROOM TWO 13'9 x 8'10

Double glazed window to front, double wardrobe, radiator, fitted carpet.

SHOWER ROOM/WC

Opaque double glazed window to rear,, coved ceiling, corner shower cubicle, sink with mixer tap inset in vanity unit, low level WC, chrome ladder style heated towel rail, fully tiled walls, fitted carpet.

SEPARATE WC

Opaque double glazed window to rear, low level WC, wash hand basin inset in vanity unit with mixer tap, radiator, fully tiled walls, fitted carpet.

OUTSIDE

SINGLE GARAGE

En-bloc located to rear of the development, with up and over door.



COMMUNAL GARDENS

Mainly laid to lawn with shrubs and trees.

COMMUNAL PARKING

Residential parking to front.

LEASE

125 years from 1st December 2003 (102 years remaining)

MAINTAINANCE

£104.00 p.c.m.

GROUND RENT

N/A

COUNCIL TAX D

EPC RATING C

AGENTS NOTE

The sellers have arranged for the carpets in the hall 3rd bedroom and lounge to be removed on the 16th June as there are wooden floors beneath which they feel can be readily restored and therefore would be arranging this unless an interested party preferred carpets.



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**Guide Price £425,000 Leasehold -
Share of Freehold**