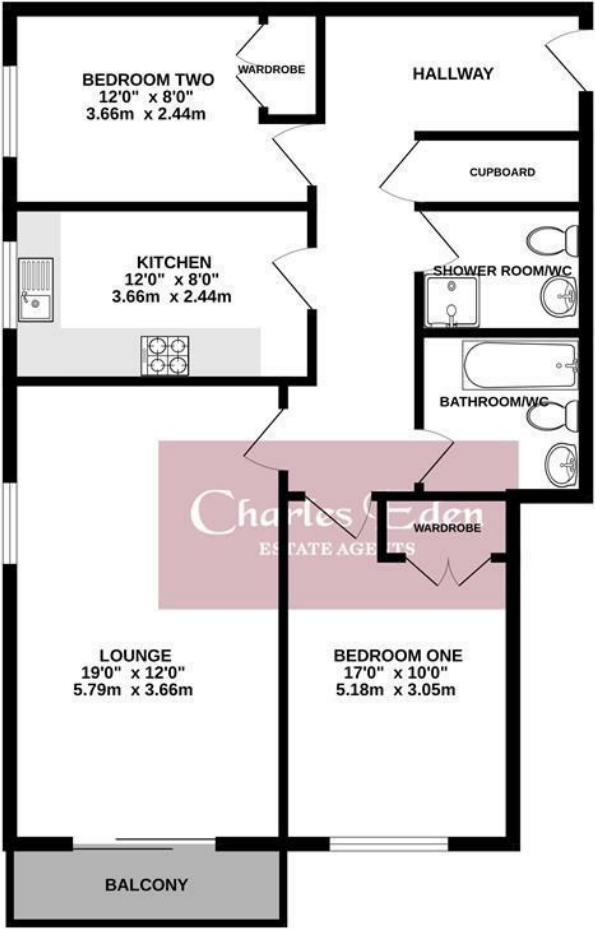
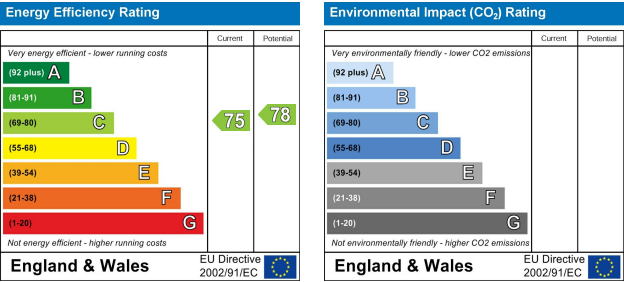


GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



SQUARE FOOTAGE TAKEN FROM EPC
TOTAL FLOOR AREA : 828sq.ft. (76.9 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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Flat 3, Westerham Lodge, 22 Park Road, Beckenham, BR3 1QD
Guide Price £425,000 Leasehold - Share of Freehold

Charles Eden are delighted to offer a rare opportunity to acquire a 966 year lease of a 2 bedroom ground floor property with a share of the freehold, CHAIN FREE



020 8663 1964
charleseden.co.uk



Westerham Lodge is ideal for professionals, a small family or for those wishing to downsize to one of London's best leafy suburbs. Situated on a tree lined road and in a sought after location approx. 0.3 Miles to New Beckenham for trains to London Bridge & Charing Cross and approx. 0.4 Miles to Beckenham Junction for trains to London Victoria. Additionally Beckenham Junction offers a tram link to Croydon, Wimbledon and beyond to Gatwick Airport.

The property is in close proximity to Beckenham Place Park, two sports clubs, several nurseries, two primary schools, a Waitrose and an M&S food hall, with Beckenham High Street offering an array of restaurants, pubs and bars. The Spa at Beckenham and The Odeon Cinema are also close by.

The accommodation comprises of a spacious lounge with a balcony overlooking communal gardens. There are 2 bedrooms, both with built in wardrobes, a separate kitchen, a bathroom and a separate shower room.

This property comes with it's own garage and there is also shared space within the confines of the block at the front for guest parking.

Don't miss this opportunity to make this property your own.

Experience a new lifestyle and the best of Beckenham living.

COMMUNAL ENTRANCE

Intercom system, glazed door with window to front leading into:

COMMUNAL HALL

Door to

PRIVATE ENTRANCE LOBBY

Personal door leading into:

ENTRANCE HALL

Intercom receiver unit, coved ceiling, recessed cupboard with water tank, radiator, fitted carpet.

LOUNGE 12'00" x 19'0"

Double aspect. Double glazed window to side, coved ceiling, single radiator, fitted carpet.

Double glazed patio doors leading out to:



BALCONY

Overlooking to communal gardens and garages.



KITCHEN 12'0" x 8'0"

Double glazed window to side, coved ceiling, range of wall, base and drawer units with work surfaces over, white 1 1/2 bowl sink and drainer with mixer tap, four ring gas hob with hood over, electric oven, space for washing machine, integrated fridge freezer, cupboard housing 'Baxi' gas boiler, vinyl flooring.



BEDROOM ONE 10'0" x 17'0"

Double glazed window to rear, coved ceiling, built-in double wardrobe to one wall, radiator, fitted carpet.



BEDROOM TWO 12'0" x 8'0"

Double glazed window to side, coved ceiling, built-in wardrobe to one wall, radiator, fitted carpet.

SHOWER ROOM / WC

Coved ceiling, shower cubicle with electric shower, pedestal wash hand basin, low level WC, radiator, fully tiled walls, vinyl flooring.



MASTER BATHROOM / WC

Coved ceiling, paneled bath with mixer tap and shower attachment, wall mounted wash hand basin with vanity unit under, low level WC, radiator, fully tiled walls, vinyl flooring.



GARAGE

No. 3

En-bloc located to rear of development.

COMMUNAL GARDENS

Mainly laid to lawn with shrubs and trees.



COUNCIL TAX D

EPC RATING C

LEASE

999 Years from 25/3/1992

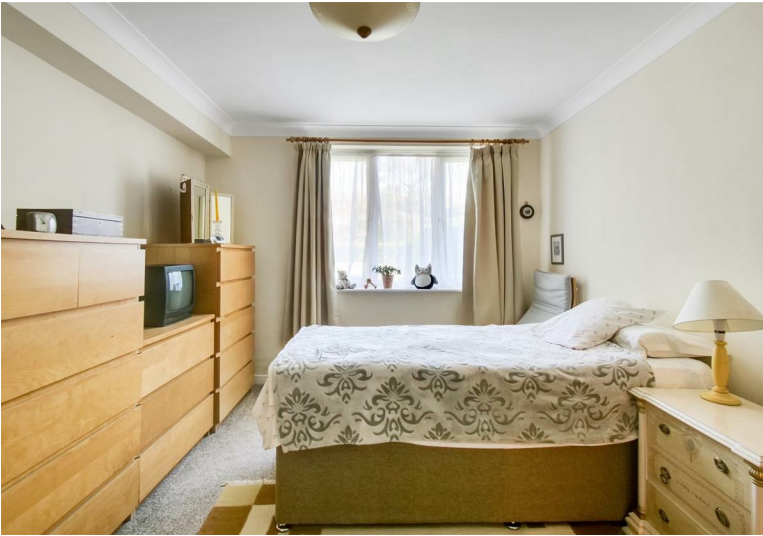
966 years remaining

MAINTENANCE

£1,808.84 incl. building insurance

GROUND RENT

N/A



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
71 High Street, Beckenham, Kent, BR3 1AW

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