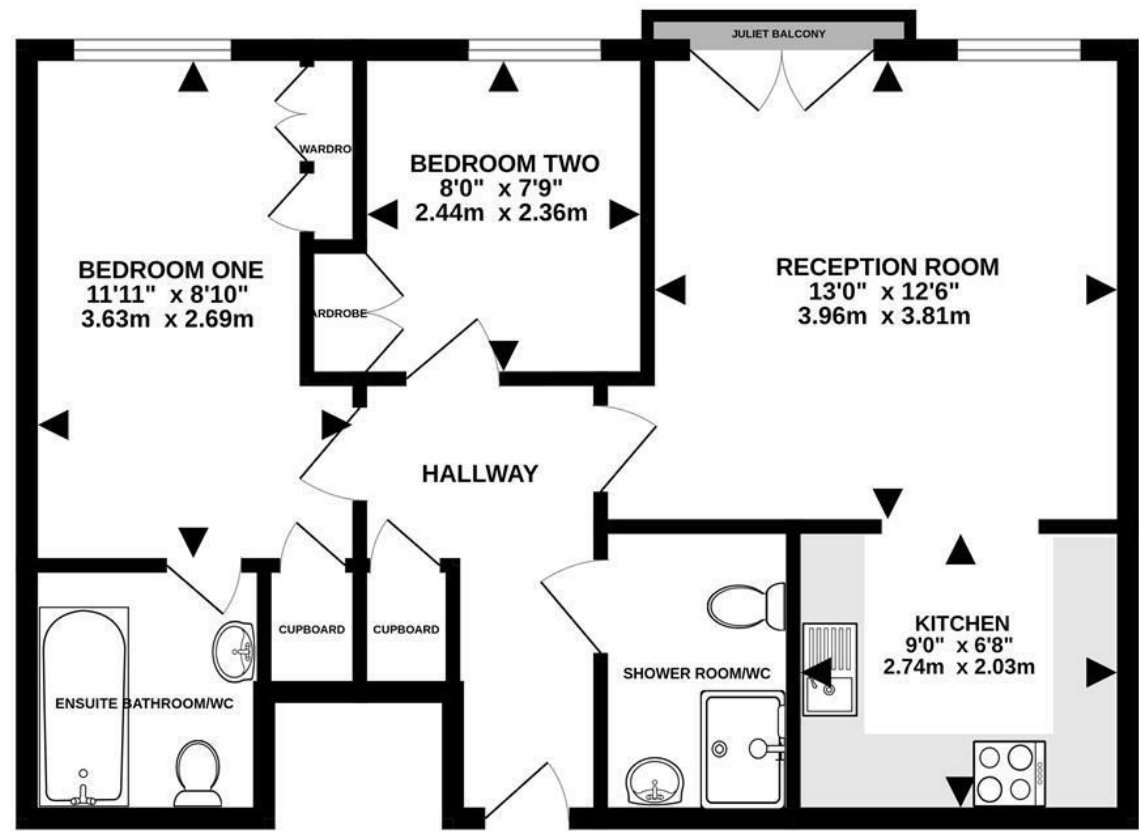


5TH FLOOR



SQUARE FOOTAGE TAKEN FROM EPC  
TOTAL FLOOR AREA : 645sq.ft. (59.9 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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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	



Flat 66, Lait House, 1 Albemarle Road, Beckenham, BR3 5LN  
Guide Price £335,000 Leasehold

Two bedroom fifth floor apartment set within a popular block close to the amenities of both Beckenham Junction Station and Beckenham High Street. Offered to market, with no chain, is this wonderful flat with views from the Juliet balcony and large terrace of Beckenham Green and St Georges Church. Lift service to all floors, allocated tandem double parking and security entry phone. Viewing highly recommended



020 8663 1964  
charleseden.co.uk





**COMMUNAL ENTRANCE**

Intercom system, double glazed door leading into:

**COMMUNAL HALL**

Stairs and lift to:

**FIFTH FLOOR**

Personal door leading into

**HALLWAY**

Intercom receiver unit, storage cupboard, laminate wood flooring.

**RECEPTION ROOM 13'0 x 12'6**

Double glazed window to front, double glazed double doors opening to Juliet balcony, recessed spot lights to ceiling, storage heater, laminate wood flooring.

**KITCHEN 9'0 x 6'8**

Range of wall, base and drawer units with worksurfaces over, stainless steel sink and drainer with mixer tap, four ring electric hob with hood over, electric oven, integrated fridge freezer, dishwasher and washing machine. tiled flooring.

**BEDROOM ONE 11'11 x 8'10**

Double glaze window to front, built-in double wardrobe, cupboard housing boiler (not tested by Charles Eden), storage heater, fitted carpet.

**EN-SUITE BATHROOM/WC**

Recessed spot lights to ceiling, extractor fan, paneled bath with mixer tap and shower over, shower screen, pedestal wash hand basin with mixer tap, low level concealed cistern WC, chrome ladder style heated towel rail, mirror to one wall, part tiled and mosaic tiled walls, tiled flooring.

**BEDROOM TWO 8'0 x 7'9**

Double glazed window to front, built-in cupboard, storage heater, fitted carpet.

**SHOWER ROOM/WC**

Recessed spot lights to ceiling, fully tiled shower cubicle, pedestal wash hand basin, low level concealed cistern WC, chrome heated towel rail, mirror to one wall, part tiled and mosaic tiled walls, tiled flooring.

**OUTSIDE**

**PARKING**

Allocated parking - number 6

**LEASE**

125 years from 24/12/2002  
102 years remaining

**SERVICE CHARGE**

£3,516 per annum

**GROUND RENT**

£250.00 per annum

**COUNCIL TAX C**

**EPC RATING B**



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.



**Flat 66, Lait House 1 Albemarle Road  
Beckenham  
BR3 5LN**

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

**Guide Price £335,000 Leasehold**