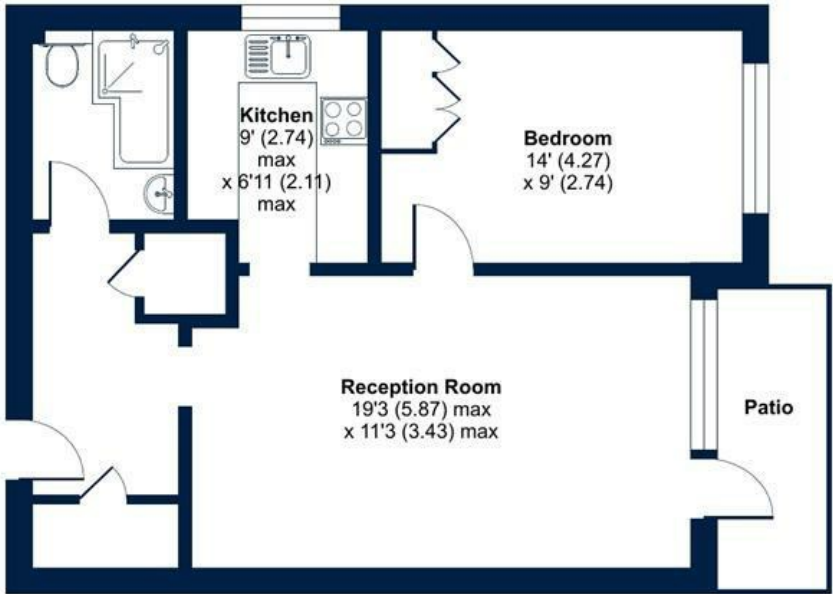


Woodstock Gardens, Beckenham, BR3

Approximate Area = 549 sq ft / 51 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Charles Eden. REF: 1306768



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	

CE

CHARLES EDEN



3, Woodstock Gardens, Beckenham, BR3 5BE  
Offers In Excess Of £315,000 Leasehold - Share of Freehold

Charles Eden are delighted to present this spectacular one-bedroom ground floor flat, set within the sought-after Woodstock Gardens, just moments from Beckenham Junction and Beckenham Place Park. Designed with a modernist flair, the property offers a perfect blend of style and comfort in a prime location.



020 8663 1964  
charleseden.co.uk





Step inside to discover beautiful parquet flooring throughout and a thoughtfully designed living space filled with natural light. The fully fitted kitchen features sleek cabinetry and integrated appliances, ideal for modern living. The generous bedroom is tranquil and well-proportioned, while the contemporary bathroom is finished to a high standard.

Enjoy your own private outdoor space with a small, low-maintenance patio—perfect for morning coffee or alfresco dining.

With excellent transport links serving London Victoria, London Bridge & Charing Cross, a vibrant Beckenham High Street, and green spaces nearby, this impeccably styled home is ideal for professionals, first-time buyers, or investors alike.

Viewing highly recommended.

**COMMUNAL ENTRANCE**

Entry phone system, double glazed door leading into:

**COMMUNAL HALL**

Personal door leading into:

**HALLWAY**

Entry phone receiver unit, two recessed cupboards one with space for washing machine, electric radiator, parquet flooring.

**LOUNGE 19'3 x 11'3**

Double glazed windows and double glazed door leading out to patio, vertical electric radiator, parquet flooring.

**KITCHEN 9'0 x 6'11**

Double glazed window to side, range of wall, drawer and base units with worksurfaces over, single bowl sink and drainer with mixer tap, four ring gas hob with hood over and oven under, integrated fridge/freezer and dishwasher, boiler (not tested by Charles Eden), vinyl flooring.

**BEDROOM 14'0 x 9'0**

Double glazed window to rear, fitted wardrobe, electric radiator, fitted carpet.

**BATHROOM/WC**

L-shaped panel bath with mixer tap and rain head shower over, shower screen, wall mounted vanity unit inset with sink, low level WC, towel rail, fully tiled walls, tiled flooring.

**OUTSIDE**

**PATIO**

Paved

**COMMUNAL GARDENS**

Mainly laid to lawn with shrubs.

**GARAGE**

No. 27

Located to the rear of the development.

**LEASE**

944 years remaining

**SERVICE CHARGE**

£1,300 per annum

**COUNCIL TAX C**

**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.



**3 Woodstock Gardens  
Beckenham  
BR3 5BE**

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

**Offers In Excess Of £315,000 Leasehold -  
Share of Freehold**