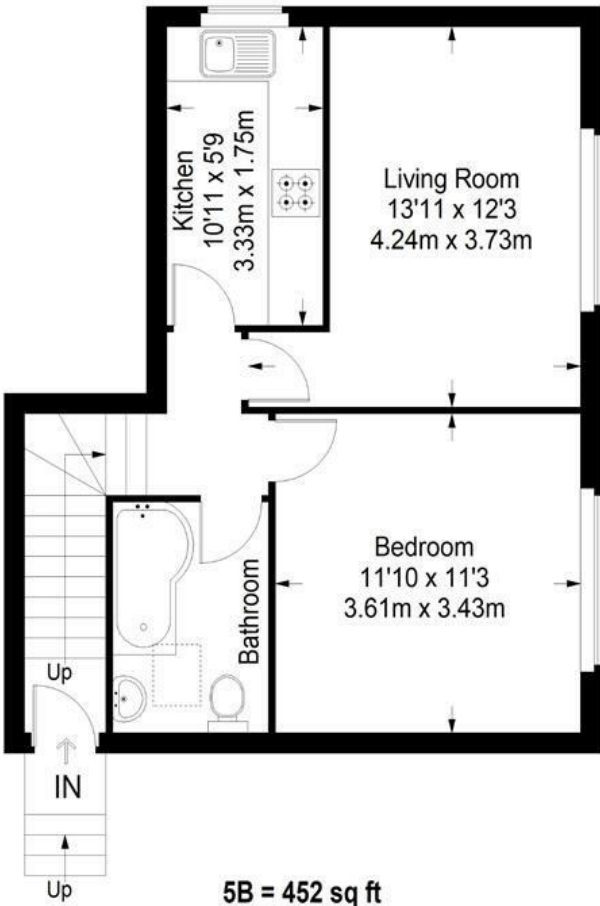


Oakwood Avenue



5B = 452 sq ft

Approximate Gross Internal Area
5B = 452 sq ft / 41.99 sq m
Total = 452 sq ft / 41.99 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



5b, Oakwood Avenue, Beckenham, Kent BR3 6PT
Guide Price £325,000 Leasehold

Charles Eden are delighted to offer a rare opportunity to acquire this one bedroom, first floor maisonette, on the beautifully tree lined Oakwood Avenue.



020 8663 1964
charleseden.co.uk



Nestled on the charming Oakwood Avenue in Beckenham, this exceptional first-floor maisonette is set in a Victorian era building, offering a delightful blend of period features and modern aesthetics. With one well-proportioned bedroom, a tastefully decorated reception room and a recently renovated bathroom, this property is perfect for individuals or couples seeking a stylish and comfortable living space, including a large communal garden.

Perfectly located to enjoy everything the area has to offer, the property is close to Beckenham High Street with its many restaurants, bars, cafes, shops, gyms and yoga studios. Two beautiful local parks are also a short distance away, including Beckenham Place Park. Local, family-run pubs The Chancery and The Jolly Woodman are around 0.35 miles.

With great transport links including Beckenham Junction Station is approx. 0.7 miles and offers a direct service to London Victoria and Blackfriars stations.

Set in the heart of Beckenham, previously named in The Sunday Times 'Best places to live' list, this property is not only aesthetically pleasing, but also offers a wonderful opportunity to live in a vibrant and well-connected area. Don't miss this opportunity to make this property your own.

Viewing highly recommended.

FIRST FLOOR

ENTRANCE HALL

Recessed spot lights to ceiling, access to loft, fitted cupboard, radiator, fitted carpet.

RECEPTION ROOM

Double glazed window to rear, coved ceiling, radiator, fitted carpet.

KITCHEN

Double glazed window to side, recessed spot lights to ceiling, range of wall and base units with worksurfaces over, single bowl sink and drainer with mixer tap, four ring gas hob with cooker hood over and oven under, spaces for fridge/freezer and washing machine, part tiled walls, 'Worcester' boiler (not tested by Charles Eden), radiator, laminate wood flooring.

BEDROOM

Double glazed window to rear, fitted wardrobes to one wall, radiator, fitted carpet.

SHOWER ROOM / WC

Double glazed skylight window, recessed spot lights to ceiling, fully tiled shower cubicle, wash hand basin inset in vanity unit, low level WC, extractor fan, chrome ladder style heated towel rail, tiled flooring.



OUTSIDE

COMMUNAL GARDEN

Mainly laid to lawn with shrubs, garden shed.



RESIDENCE PARKING

Allocated parking to front.

LEASE

125 years (22/05/1992)
92 years remaining

SERVICE CHARGE

£1,690.00 (incl building insurance)

GROUND RENT

£76.00 p.a.

COUNCIL TAX B

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.



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Kent
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