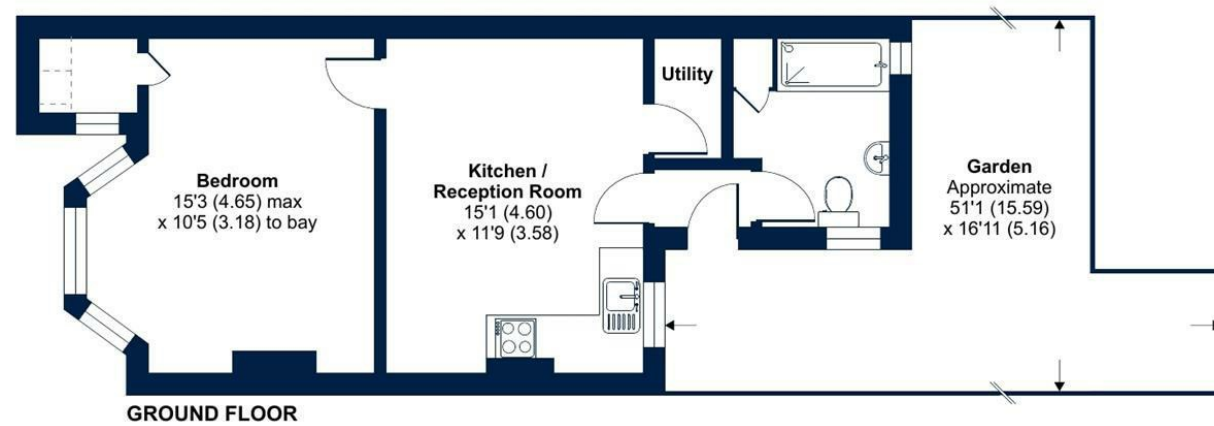


Stanmore Terrace, Beckenham, BR3

Approximate Area = 474 sq ft / 44 sq m
Limited Use Area(s) = 5 sq ft / 0.4 sq m
Total = 479 sq ft / 44.4 sq m

For identification only - Not to scale

Denotes restricted head height



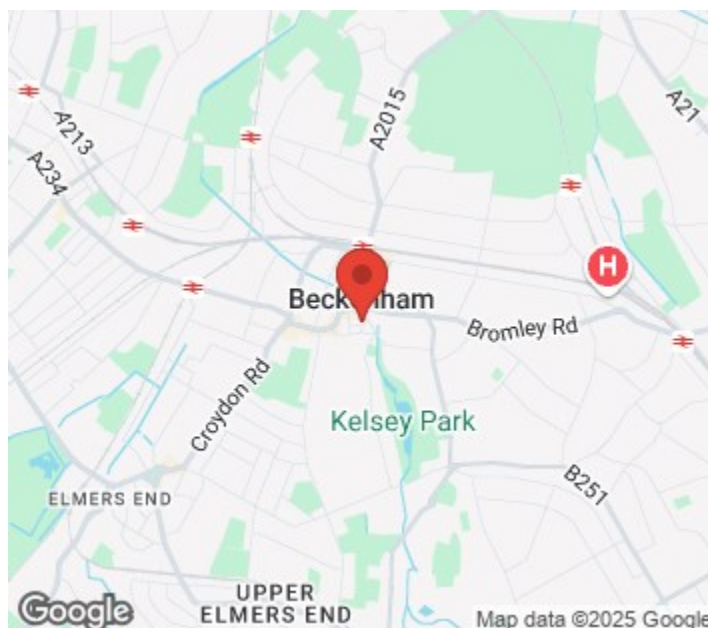
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charles Eden. REF: 1330587



6c, Stanmore Terrace, Beckenham, BR3 3LG
Guide Price £275,000 Leasehold

Situated in the heart of Beckenham, just moments from the bustling Beckenham High Street, this beautifully presented one bedroom ground floor period conversion offers character, convenience, and comfort in equal measure.



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	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	EU Directive 2002/91/EC

Set within an attractive period building, the property comprises a well-proportioned double bedroom, a stylish bathroom, and a bright open-plan kitchen/living area. The interior combines classic charm with contemporary touches, making it perfect for first time buyers, downsizers, or investors alike.

A rare bonus is the outside space, offering a peaceful spot to relax or entertain.

Located just 0.1 miles from Beckenham High Street with its vibrant mix of shops, cafes, and restaurants, and only 0.4 miles from Beckenham Junction station, providing excellent connections to London Victoria, London Bridge with East Croydon and Wimbledon accessible via Tramlink.

ENTRANCE

Part double glazed door leading into:

LOBBY

Recessed spot light to ceiling, single radiator, tiled flooring.
Door to:

**OPEN PLAN KITCHEN/RECEPTION ROOM
15'1 x 11'9**

KITCHEN AREA

Double glazed sash window to front, recessed spot lights to ceiling, range of wall drawer and wall display cabinet, four ring electric hob with oven under, stainless steel single bowl and drainer unit, space for fridge freezer, extractor fan, radiator, laminate wood flooring. Doors to bedroom and bathroom.



BEDROOM 15'3 x 10'5 to bay

Double glazed bay window to rear, coved ceiling, recessed spot lights to ceiling, radiator, recessed storage cupboard, laminate wood flooring.

UTILITY LOBBY

Space for washing machine with shelf over, recessed spot light, tiled floor.

BATHROOM / WC

Opaque double glazed window to front, recessed spot lights to ceiling, paneled bath with mixer tap, shower and screen, wash hand basin inset in vanity unit with drawers, low level WC, cupboard housing gas boiler (not tested by Charles Eden), radiator, part tiled walls.



OUTSIDE

We have been advised that on entering the garden to the property that the patio, flower border on the left hand side and the area outside the front door is owned by this property.

LEASE

199 years from 24/03/1986
160 years remaining

SERVICE CHARGE

Agents note : contributions to maintenance are done on an Ad hoc basis.
Building Insurance: £350pa

GROUND RENT

£50pa

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.



**6c Stanmore Terrace
Beckenham
BR3 3LG**

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

Guide Price £275,000 Leasehold