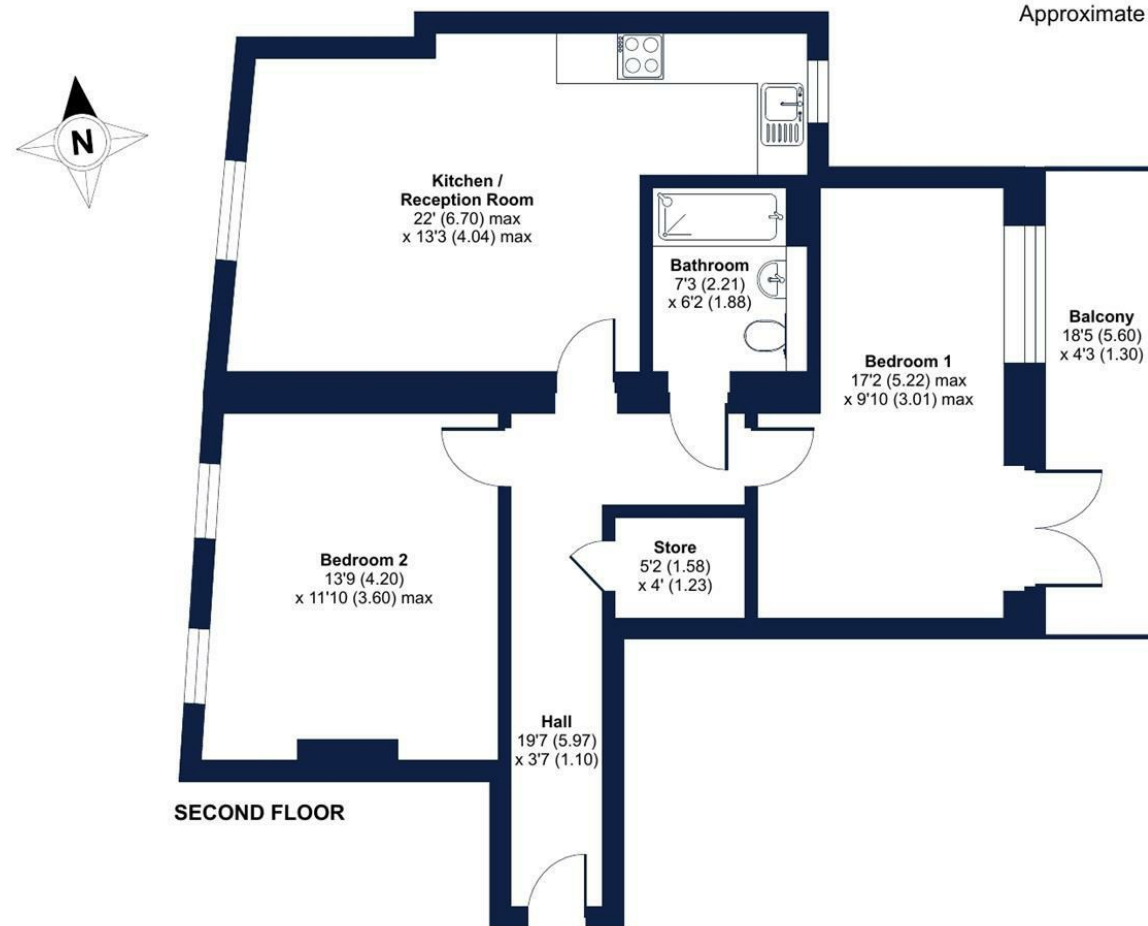


High Street, Beckenham, BR3

Approximate Area = 774 sq ft / 71.9 sq m

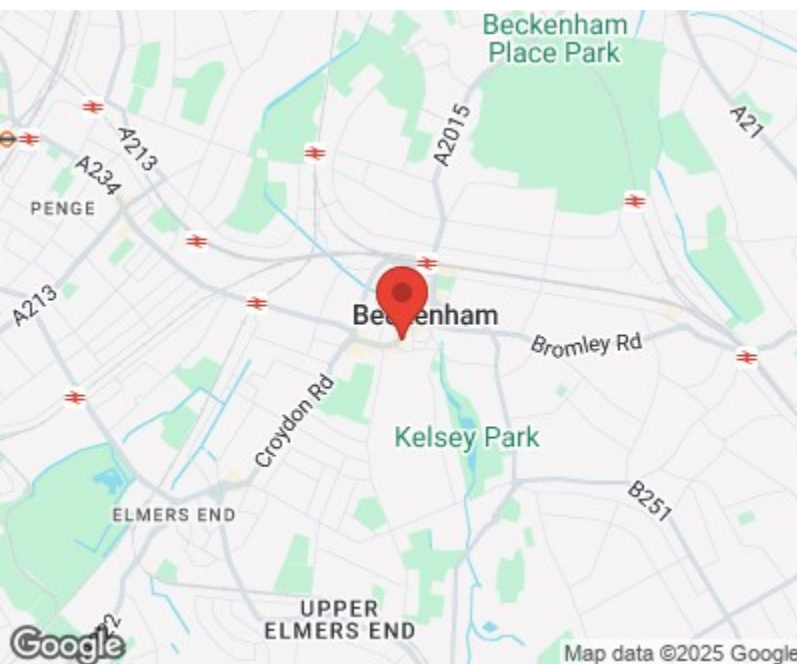
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Charles Eden. REF: 1330804



12, Beechers Court, 127 High Street, Beckenham, BR3 1AG
Guide Price £465,000 Leasehold



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	

Charles Eden are delighted to offer a beautifully refurbished two bedroom apartment, completed in 2025. Situated in the heart of Beckenham High Street, this stylish second floor home offers an exceptional blend of contemporary design and everyday convenience.

Situated on Beckenham High Street, the property is steps away from a thriving mix of cafés, bars, gyms, independent shops, restaurants, and high street retailers. Perfect for day to day convenience and evening outings.

Enjoy nearby green escapes like Kelsey Park, Beckenham Place Park, and Croydon Road Recreation Ground, ideal for leisurely weekends or morning walks.

Just a short stroll 0.4 Miles from Beckenham Junction station, offering direct rail connections to London Victoria, London Bridge, Brixton, and more. Coupled with tram services and excellent TFL bus routes linking to Bromley and Croydon, transport here is seamless, whether you're commuting or exploring the wider area.

Beechers Court is not just a flat, it's a complete lifestyle upgrade: smart, stylish, and superbly located.

VIEWING HIGHLY RECOMMENDED

COMMUNAL ENTRANCE

Intercom system, double glazed door, stairs leading to:

SECOND FLOOR

PERSONAL ENTRANCE

Door leading into:

HALLWAY 19'7 x 3'7

Intercom receiver unit, recessed spot lights to ceiling, storage cupboard, storage heaters, laminate wood flooring.

OPEN PLAN RECEPTION ROOM/KITCHEN 22'0 x 13'3

RECEPTION AREA

Georgian style double glazed sash window to front, recessed spot lights to ceiling, storage heater, laminate wood flooring.

KITCHEN AREA

Double glazed window to rear, recessed spot lights to ceiling, range of wall, drawer and base units with worksurfaces over, stainless steel single bowl sink with mixer tap, four ring induction hob with concealed hood over and electric oven under, integrated appliances: fridge freezer, washing machine, laminate wood flooring.

BEDROOM ONE 17'2 x 9'10

Double glazed window to rear, double glazed French doors opening onto balcony, recessed spot lights to ceiling, storage heater, laminate wood flooring.

BALCONY 18'5 x 4'3

Overlooking rear, outside light, decked with chrome and glass railings.

BEDROOM TWO 13'9 x 11'10

Two Georgian style double glazed sash windows to front, recessed spot lights to ceiling, storage heater, laminate wood flooring.

BATHROOM/WC

Recessed spot lights to ceiling, paneled bath with shower, wash hand basin with mixer tap inset in wall hung two drawer unit, low level WC, chrome ladder style heated towel rail, fully tiled walls, tiled flooring.

LEASE

999 Years from 1st April 2025

SERVICE CHARGE

£1,850.00 inc. building insurance.

GROUND RENT

Peppercorn

COUNCIL TAX

We have been advised that the tax band is currently being awaited.

EPC RATING D



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