



Flat 5, Princess Court, 56 Wickham Road
Beckenham

Guide Price **£475,000**

CE

CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

Flat 5

Princess Court, Beckenham

The main living and dining space is generously sized and benefits from a triple aspect, creating a bright, open feel throughout the day. Finished with herringbone flooring and contemporary lighting, the room works equally well for day to day living and entertaining. Large windows and French doors open directly onto a private balcony, extending the living space outdoors. The open plan kitchen is fitted with modern units, integrated appliances including dishwasher and washing machine, a tiled splashback, and a breakfast bar.

Both bedrooms are well proportioned and benefit from built in wardrobes. The bathroom is modern and well appointed, featuring a walk in shower, bath, low level WC, and contemporary fittings.

The property benefits from a private balcony, access to communal gardens, and additional outdoor storage. A garage en bloc is included, with further on road parking available. The block is well maintained and benefits from a lift.

As per the vendor's information, the tenure is share of freehold with over 970 years remaining on the lease. The service charge is approximately £4,000 per year, and there is no ground rent.

Please acknowledge that measurements and lease details are provided for guidance and should be checked by your solicitor. School catchments and admissions criteria are subject to change and should be confirmed independently.

Council Tax band: D

Tenure: Share of Freehold - 970 years remaining

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- CHAIN FREE
- SHARE OF FREEHOLD
- GARAGE EN BLOC

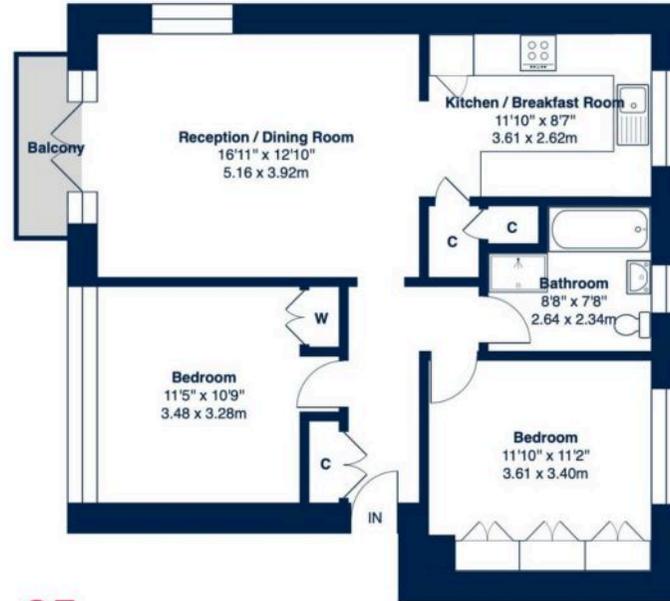






Wickham Road, BR3

Approximate Gross Internal Area = 774 sq ft / 72.1 sq m



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Second Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions,
shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Charles Eden

71 High Street, Beckenham - BR3 1AW

T: 02086631964

E: info@charleseden.co.uk

W: charleseden.co.uk



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