



**Flat 3, Oaklands, 15 The Avenue**  
Beckenham

Guide Price **£425,000**



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

# Flat 3

## Oaklands, Beckenham

Charles Eden are proud to offer this stunning two bedroom ground floor flat, presented to an exceptional standard and boasting a share of freehold, in a highly sought-after location just 0.3 miles from the vibrant Beckenham High Street and only 0.2 miles from Beckenham Junction BR station.

As per the vendor's information, the tenure is share of freehold with over 985 years remaining on the lease. The service charge is approximately £175 per month, 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 (985 years remaining)

Service Charge: £175 per month (inc building insurance)

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- STUNNING TWO BED FLAT
- SHARE OF FREEHOLD
- GARGAE EN BLOC
- GROUND FLOOR
- HIGH SPEC KITCHEN WITH GAGGENAU OVEN
- PATIO AREA
- 0.3 MILES TO BECKENHAM HIGH STREET
- 0.2 MILES TO BECKENHAM JUNCTION BR STATION

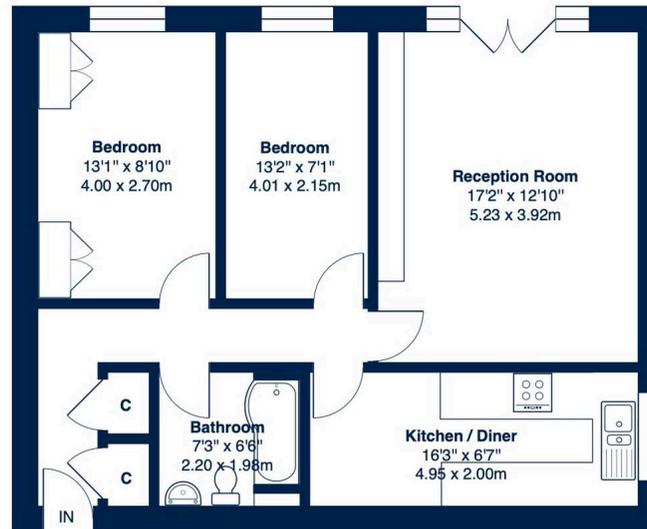






## The Avenue, BR3

Approximate Gross Internal Area = 696 sq ft / 64.7 sq m



Ground 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](mailto:info@charleseden.co.uk)

W: [charleseden.co.uk](http://charleseden.co.uk)



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