



48 Rectory Green, Beckenham

Beckenham

Offers Over **£285,000**



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

48 Rectory Green

Beckenham

Charles Eden are delighted to offer this well-presented first-floor, one-bedroom maisonette, situated within the sought-after and well-maintained Rectory Green development. As advised by the vendor, the property benefits from a share of the freehold, with approximately 938 years remaining on the lease. The service charge is approximately £106.47 per month.

All measurements, distances, tenure information, lease details and service charges are provided for guidance only and should be verified by the buyer's solicitor before exchange of contracts. School catchment areas and admissions criteria are subject to change and should be confirmed independently.

Council Tax band: B

Tenure: Share of Freehold

- SHARE OF FREEHOLD
- DOUBLE GARAGE
- ONE BEDROOM MAISONETTE
- CHAIN FREE
- EPC RATING D
- COUNCIL TAX BAND B







Rectory Green, BR3

Approximate Gross Internal Area = 401 sq ft / 37.3 sq m

Garage Area = 186 sq ft / 17.3 sq m

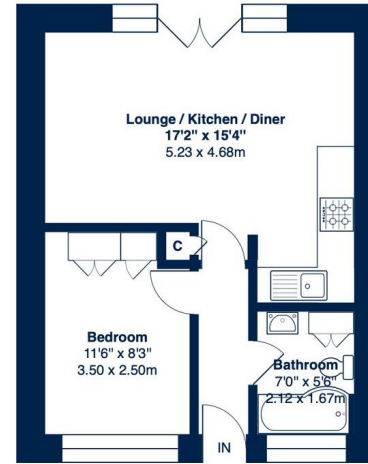
Total Area = 588 sq ft / 54.6 sq m



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Ground Floor



First 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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