



4 Birkbeck Road, Beckenham

Beckenham

Guide Price **£350,000**



CHARLES EDEN

YOU'LL NOTICE THE DIFFERENCE

4 Birkbeck Road

Beckenham

Charles Eden are delighted to offer this two bedroom, ground floor flat with a private garden, available CHAIN FREE and with leasehold tenure. Situated at the Beckenham Road end of Birkbeck Road, the property is conveniently positioned for local shops, cafés, restaurants and transport links.

As per the vendor's information, the tenure is leasehold with 109 years remaining. The service charge is approximately £650 - £700 per annum and relates exclusively to the flat's contribution towards the building insurance, with other maintenance matters dealt with on an ad hoc basis. The ground rent is £250 per annum.

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: C

Tenure: Leasehold 109 years remaining

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 2 BEDROOM FLAT
- GROUND FLOOR
- PRIVATE GARDEN
- OFF STREET PARKING
- COUNCIL TAX BAND C
- EPC RATING C







Birkbeck Road, BR3

Approximate Gross Internal Area = 538 sq ft / 50.1 sq m

CE
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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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CE

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