



homezone

Offers In Excess of  
£320,000 Leasehold

5 Queensgate Mews

Beckenham, BR3 4FP

- CHAIN FREE SALE
- GROUND AND FIRST FLOOR MAISONETTE
- ULTRA MODERN THROUGHOUT
- WOOD FLOORING / TILED FLOORS
- VERY MODERN INTEGRATED GREY KITCHEN
- TWO LARGE ULTRA-MODERN BATHROOMS
- CLOSE TO CLOCK HOUSE STATION
- EASY ACCESS TO BECKENHAM TOWN CENTRE
- VERY QUIET LOCATION
- MEWS STYLE SETTING



### Homezone Property Services - Beckenham

149 Croydon Road, Beckenham, Kent, BR3 3QH  
tel. 020 3794 7545 mail. beckenham@homezone.co.uk  
web. www.homezone.co.uk





Offered For Sale - CHAIN FREE

Recently remodernised and presented in absolutely stunning condition is this Mews style ultra modern two bedroom, two bathroom split level maisonette, occupying part of a substantial period building which comprises part commercial and part residential.

Through the front door at ground floor level, you enter the spacious open plan living room with wood flooring and neutral decoration. To the rear of the living room is an open plan modern gloss grey integrated kitchen suite, to the front is bedroom 2 and to the rear of the ground floor is the beautiful shower room with walk-in shower.

A staircase to the corner of the living room rises up to the master bedroom, a large L-shaped bedroom with grey carpet and neutral emulsion painted walls, and a simply breath-taking ensuite bathroom comprising large bath with wall integrated controls, a large wall mounted wide vanity unit with under mounted drawers and two white top mounted bowl style basins with matching deck mounted modern chrome mixer taps, a modern low level white WC and a further walk-in shower enclosure with glass screen.

Main benefits include real wood flooring, neutral decoration throughout, gas central heating with contemporary feature radiators, full double glazing, tiled floors to kitchen and both bathrooms, and ultra modern finish and fittings.

Clock House & Kent House and Beckenham Junction stations are both within easy reach of the property, and Beckenham High Street with it's popular shops, restaurants and bars is just a short walk.



### Ground Floor

Approx. 52.9 sq. metres (569.9 sq. feet)



### First Floor

Approx. 30.9 sq. metres (332.2 sq. feet)



Total area: approx. 83.8 sq. metres (902.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility can be taken for an error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant.

Plan produced using PlanUp.

**Living Room**

21'11 max x 16'10 max l-shaped (6.68m max x 5.13m max l-shaped)

Real wood flooring, neutral emulsion painted walls, spot lights to ceiling, two contemporary feature radiators, small high level fuse cupboard, large under stairs storage cupboard, UPVC double glazed windows and UPVC double glazed front door, modern white window and door blinds.

**Kitchen**

9'2 x 6'9 (2.79m x 2.06m)

Open to living room, white large floor tiles, modern grey kitchen suite with integrated washing machine and fridge freezer, white splash back tiling, electric oven and hob, stainless steel and glass extractor hood, white gloss worktops, spot lights.

**Bedroom 2**

10'8 x 7'6 (3.25m x 2.29m)

White entry door, thick pile grey carpet, UPVC double glazed window, contemporary feature radiator, modern white window blinds.

**Family Bathroom**

8'0 x 5'9 plus door recess (2.44m x 1.75m plus door recess)

Large ceramic grey floor tiles, modern gloss white wall mounted vanity unit with two drawers and a square shape modern integrated sink with chrome mixer tap, concealed cistern WC, walk-in shower recess with large glass screen, spot lights, extractor fan.

**Master Bedroom**

15'7 max x 14'3 max, reducing 8'7 l-shape (4.75m max x 4.34m max, reducing 2.62m l-shape)

L-shaped room, white entry door, modern grey colour thick pile carpet, neutral emulsion painted walls, two UPVC double glazed windows, built in cupboard, three ceiling light fittings, contemporary feature radiator.

**Ensuite Bathroom**

10'6 x 7'5 (3.20m x 2.26m)

Grey ceramic floor tiles, neutral colour wall tile to part walls with neutral emulsion to remainder, wide grey colour wall mounted vanity unit with drawers and two "his & her" white top mounted bowl wash basins with deck mounted modern chrome mixer taps, large over-sized white bath

with wall integrated controls, modern low level WC, walk-in shower enclosure with large glass screen, obscured glass UPVC double glazed window, spot lights, extractor.

**Lease / Services Charges / Ground Rent**

The lease has 171 years remaining.

Service Charges - Vendor advises no service charges.

Ground Rent - Peppercorn.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.