



High Street, Beckenham, BR3 1EN

**Spacious One Bedroom Flat
Refurbished Throughout
Popular & Convenient Location**

£1,400 Per Month

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

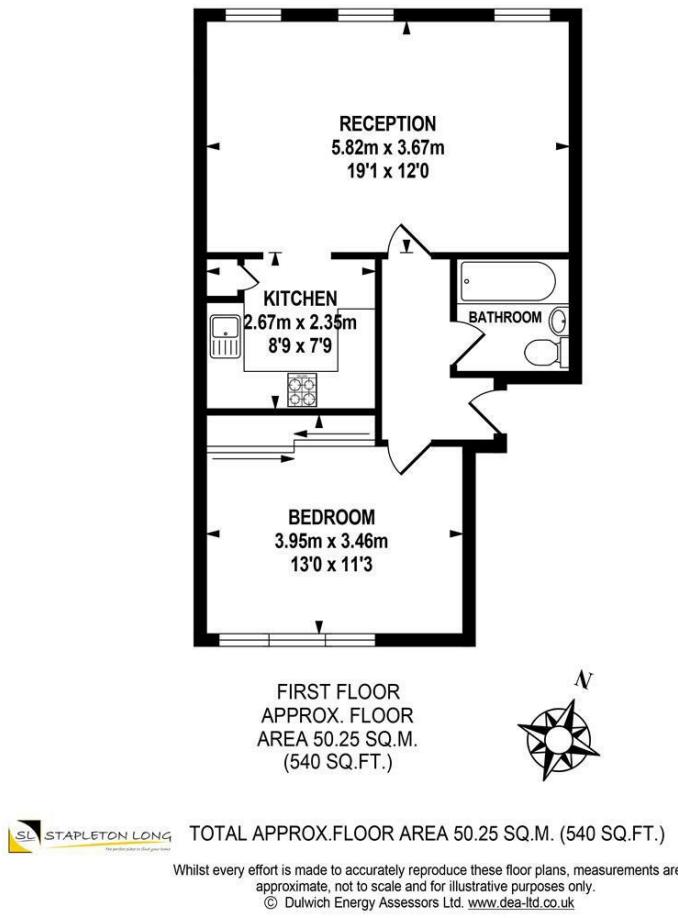
www.stapletonlong.co.uk

One bedroom first floor flat located a short distance from Beckenham Junction rail station. The property offers spacious accommodation and offered unfurnished. The property is conveniently located for the restaurants, bars, shops and other amenities located on the High Street.

Available immediately, view now to avoid disappointment

EPC RATING: C

Council Tax Band: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
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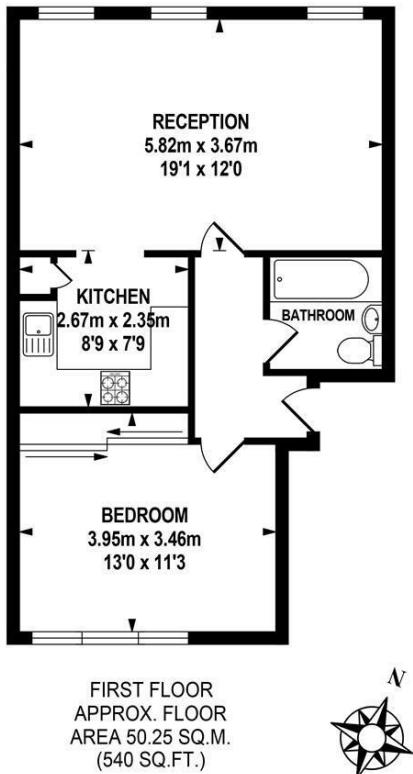
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Entrance

Entrance via gate at side of property leading to external steel staircase up to first floor and communal door and hallway with door to flat.

Hallway

Carpeted. Intercom handset. Doors to:

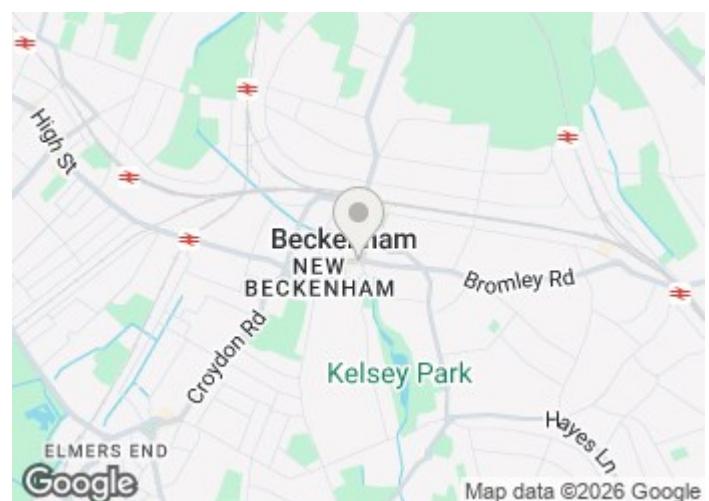


TOTAL APPROX.FLOOR AREA 50.25 SQ.M. (540 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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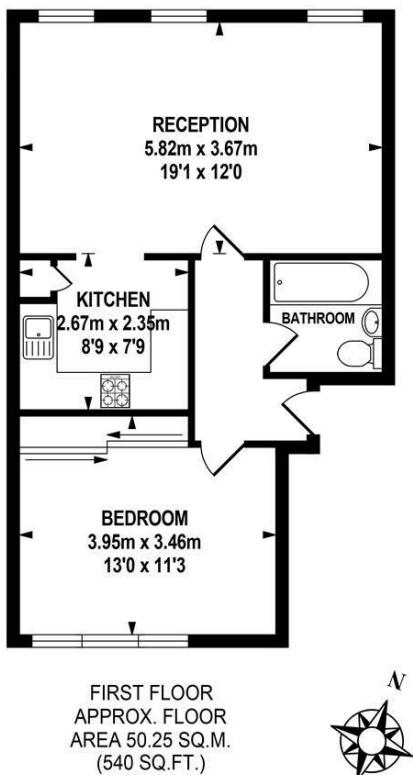
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Reception

Carpeted. Radiator. 3 x double glazed windows to front. Arch leading to:

Kitchen

Vinyl floor. Part tiled walls. Range of floor and wall mounted units with worktop over. Integrated oven, hob & extractor. Washing machine and fridge freezer to remain.



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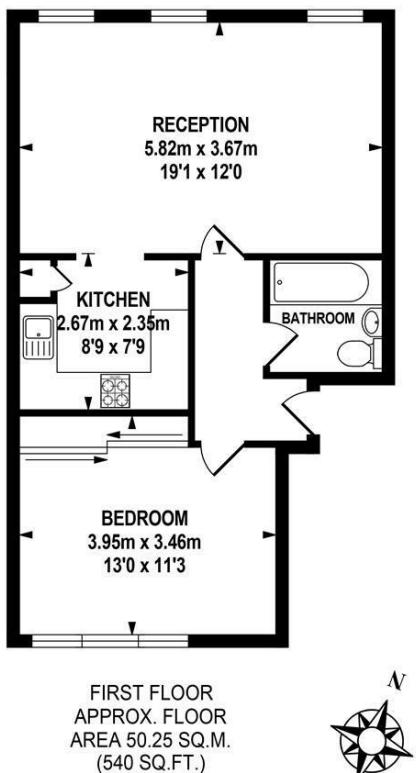
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Bedroom

Carpeted. Radiator. Double glazed window to rear. Built-in wardrobe.

Bathroom

Vinyl floor. Tiled walls. Panelled bath with shower and glass screen. Wash basin. W.C. Extractor.



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