



7 Chimes House 187 Beckenham Road

Beckenham, BR3 4GL

£250,000 Leasehold EPC: C

 **Maguire Baylis**



Guide Price; £250,000 – £275,000. Offered to the market in excellent condition is this well-presented one double bedroom first-floor apartment, ideally situated just moments from Clock House Station and within easy walking distance of Kent House Station. These stations provide direct services to London Victoria, London Bridge, Charing Cross, and Cannon Street. The nearby Beckenham Road Tram Stop also offers convenient connections to East Croydon and Wimbledon.

The property features a spacious open-plan reception room with double doors leading to a Juliet balcony, a modern fitted kitchen with integrated appliances, a stylish three-piece bathroom suite, and a generous double bedroom—also benefiting from a Juliet balcony. Additional advantages include underground parking and lift access within the building.

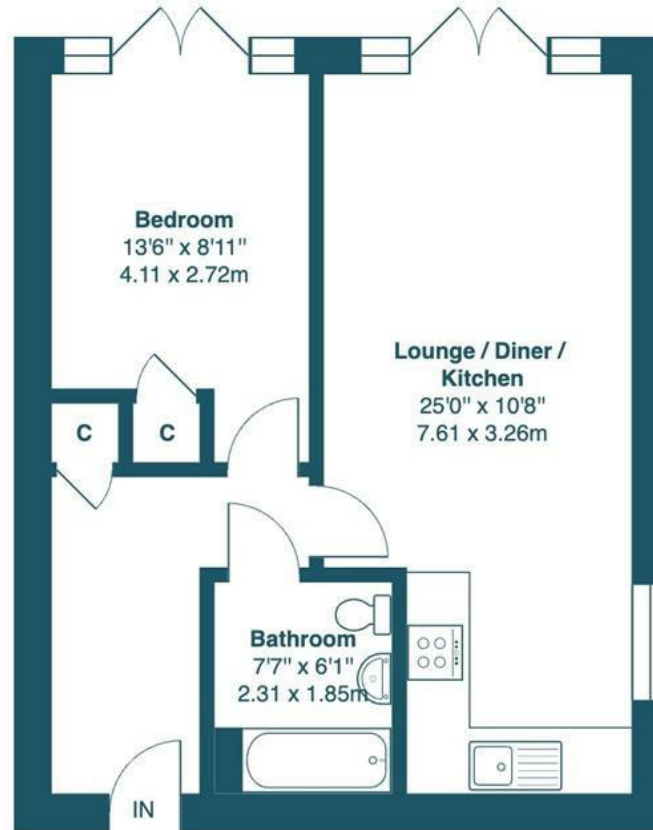
Perfectly positioned for access to local amenities and attractions, the apartment is close to Beckenham Spa, Beckenham Recreation Ground, and the vibrant Beckenham High Street, which boasts a wide array of shops, bars, and restaurants.

- CONTEMPORARY APARTMENT
- FIRST FLOOR OF MODERN & WELL LOCATED BLOCK
- ONE DOUBLE BEDROOM WITH BUILT-IN STORAGE
- 24' OPEN PLAN LIVING ROOM WITH JULIET BALCONY
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- WELL APPOINTED BATHROOM SUITE
- SECURE ALLOCATED PARKING
- SUPER LOCATION – JUST YARDS FROM GREAT TRANSPORT LINKS
- EASY REACH BECKENHAM HIGH STREET
- CHAIN FREE SALE



Beckenham Road, BR3

Approximate Gross Internal Area = 504 sq ft / 46.8 sq m



First floor

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This plan is 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.
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COMMUNAL HALLWAY

Stairs and lift service to first floor.

ENTRANCE HALLWAY

Wood effect flooring; electric heater; intercom handset; built-in cupboard.

LIVING ROOM/KITCHEN

25' x 10'8 (max) (7.62m x 3.25m (max))

Double glazed double doors to Juliet balcony to side; wood effect flooring; electric wall heater.

KITCHEN AREA: Double glazed window to side; fitted with a good range of modern wood effect wall and base units with worktops to two walls; integrated appliances comprising stainless steel electric oven and hob with extractor hood over; washing machine and fridge/freezer; wood effect flooring.

BEDROOM

7'7 x 6'1 (2.31m x 1.85m)

Double glazed double doors to Juliet balcony to side; built-in storage cupboard; electric wall heater.

PARKING

Secure allocated parking space. Bay no. 7.

LEASE & SERVICE CHARGES

Lease - 106 Years remaining.

Service charges currently £1500 pa

Ground rent - £350 pa

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///punk.cable.figure



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.