



30 Forsythe Shades 31 The Avenue  
Beckenham, BR3 5EE  
£425,000 Share of Freehold EPC: C

 Maguire Baylis



CHAIN FREE SALE. Maguire Baylis are delighted to present to the market this superb top floor apartment providing spacious two bedroom/two bathroom accommodation, located within a delightful leafy setting.

This impressive property, which is offered for sale chain free, features a stunning 20' living room allowing light to flood in, plus providing access to a private south facing balcony offering an attractive leafy outlook to the front. The kitchen is fitted with a comprehensive range of units with appliances included.

There are two double bedrooms, both with built-in wardrobes, the main also features a fitted luxuriously appointed en-suite with bath and shower over. There is also an additional beautifully appointed family bathroom.

Further features include a private garage and parking to the rear; plus well kept communal grounds.

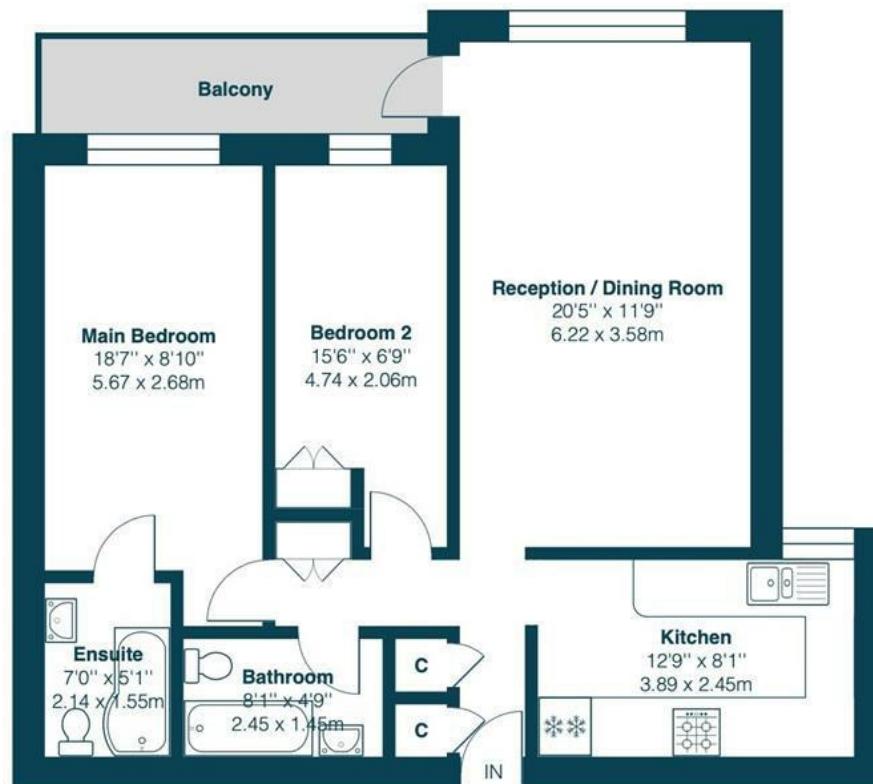
The Avenue is a highly popular road and Forsythe Shades is situated on the corner of Westgate road. Much convenience is provided being within walking distance to stations at Beckenham Junction, Ravensbourne and New Beckenham. Beckenham High Street offers a great range of independent shops and restaurants and several supermarkets. For outdoor recreation, the highly popular Beckenham Place Park provides country walks almost on the doorstep and, for the more adventurous, the outdoor swimming lake.

- IMPRESSIVE TOP FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- STUNNING 20' LIVING ROOM
- PRIVATE 15' SOUTH FACING BALCONY
- SPACIOUS FITTED KITCHEN
- TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- TWO LUXURIOUS BATHROOMS
- QUIET & LEAFY SETTING - YET VERY CONVENIENT
- GARAGE & PARKING
- CHAIN FREE SALE \*\* EPC BAND C



# Forsythe Shades Court, BR3

Approximate Gross Internal Area = 773 sq ft / 71.8 sq m



Second 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 to top (second) floor.

## ENTRANCE HALL

Two large built-in store/coat cupboards plus further built-in storage unit with useful range of drawers for storage. Wood effect flooring;

## LIVING ROOM

20' x 11'9 (6.10m x 3.58m)

An impressive room with a large double glazed window to the front enjoying a south facing aspect; double glazed door leading to the private balcony; two wi-fi/App controlled electric radiators.

## BALCONY

15' x 3'7 (4.57m x 1.09m)

A large private balcony enjoying a leafy south facing outlook to the front; outside lighting.

## KITCHEN

12'9 x 8' (3.89m x 2.44m)

Double glazed window to front; fitted with a comprehensive range of wood effect wall and base units with worktops to three walls; inset sink unit; built-in stainless steel gas hob with extractor hood over; electric oven; washing machine, dishwasher & fridge/freezer to remain; tiled flooring; tiled splashbacks; cupboard housing gas combi boiler.

## MAIN BEDROOM

18'8 (max) x 8'9 (5.69m (max) x 2.67m)

Double glazed window to front; radiator; feature part antique mirrored walls leading to en suite; large fitted mirror fronted double wardrobe; feature ceiling with concealed LED lighting.

## EN SUITE

Modern and luxuriously appointed suite comprising panelled bath with built-in shower over and fitted glass shower screen; fitted wash basin with storage/vanity unit under; WC; tiled walls with wood panelled feature; recessed shelving; tiled flooring; heated towel rail; extractor fan.

## BEDROOM 2

15'8 (max) x 6'8 (4.78m (max) x 2.03m)

Double glazed window to front; wood flooring; built-in wardrobe/storage unit; wi-fi/App controlled electric radiator.

## BATHROOM

Modern & luxuriously appointed suite comprising panelled bath with built-in shower over and fitted glass shower screen; fitted wash basin with vanity storage under; fully tiled walls; heated towel rail; extractor fan.

## LEASE & MAINTENANCE

LEASE - Share of freehold with an unexpired lease of approx 954 years remaining

MAINTENANCE - Currently £1680 pa to be verified

GROUND RENT - n/a

## COMMUNAL GARDENS

Well kept communal grounds to front and rear, mainly laid to lawn.

## GARAGE & PARKING

Single garage at rear, no. 11. Plenty of additional residents parking within the grounds.

## COUNCIL TAX

London Borough of Bromley - Band D

## LOCATION

What3words: ///grain.eggs.think



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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.