



89b Copers Cope Road  
Beckenham, BR3 1NR  
**£400,000 Leasehold EPC: E**

 **Maguire Baylis**



## A Stunning Conversion Flat with Private Courtyard – Chain Free

This beautifully appointed one-bedroom conversion flat is a true gem, offering a perfect blend of character and contemporary style. Featuring a bright open-plan living space with impressive vaulted ceilings, this home is designed for modern living.

The sleek, custom-fitted kitchen boasts quartz worktops and fully integrated appliances, while the luxurious shower room adds a touch of elegance. The double bedroom includes built-in wardrobes for excellent storage; a versatile mezzanine level—accessed via a retractable ladder—provides an ideal space for a home office or additional storage.

A private walled courtyard garden offers a tranquil retreat, perfect for outdoor relaxation. Situated in a prime location close to New Beckenham Station, this exceptional home is offered chain free.

- A GEM OF A CONVERSION FLAT – BEAUTIFULLY APPOINTED THROUGHOUT
- PRIVATE WALLED COURTYARD GARDEN
- OPEN PLAN LIVING ROOM WITH VAULTED CEILINGS
- ONE DOUBLE BEDROOM WITH BUILT-IN WARDROBES
- CUSTOM FITTED FULLY INTEGRATED KITCHEN
- LUXURIOUS SHOWER ROOM
- USEFUL MEZZANINE FLOOR
- SUPER LOCATION – CLOSE TO NEW BECKENHAM STATION
- CHAIN FREE SALE



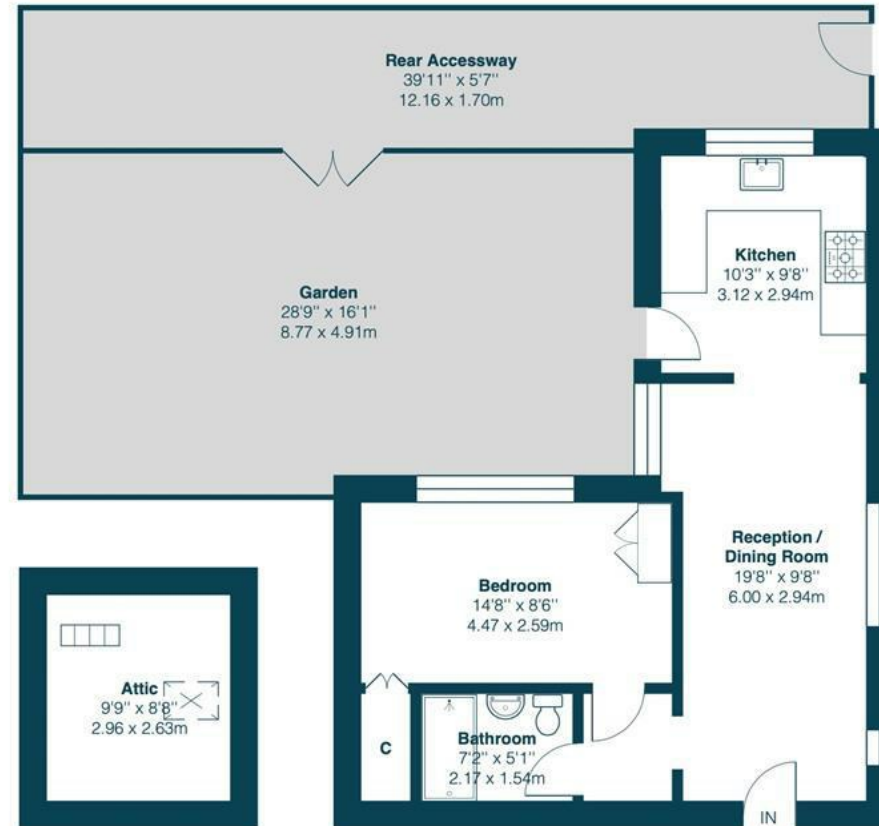
## Copers Cope Road, BR3



Approximate Gross Internal Area = 495 sq ft / 46.1 sq m

Attic Area = 85 sq ft / 7.9 sq m

Approximate Total Area = 579 sq ft / 53.8 sq m



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Ground Floor

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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### FRONT ENTRANCE COURTYARD

The property is approached via a small courtyard from Grangewood lane, to the side of 89 Copers Cope Road. A private front door leads directly to the property.

### ENTRANCE

A welcoming entrance with a private front door leading into the main, open plan living space. Fitted storage cupboard housing gas boiler.

### LIVING ROOM

19'8 x 9'7 (5.99m x 2.92m)

An impressive room with windows to both sides, affording plenty of natural light, and open plan to the rear at the rear. Without doubt, a key feature of this room is the high vaulted ceilings which allow for a lovely feeling of space and provides a useful mezzanine. Further features include an attractive cast iron period fireplace, wood effect flooring, period style radiators. Wall lighting.

### KITCHEN

10'2 x 9'8 (3.10m x 2.95m)

A beautifully appointed kitchen with a comprehensive range of custom fitted Shaker style units with white Quartz worktops to three walls. Fully complement of integrated appliances including oven and hob, dishwasher, fridge/freezer, washing machine. Double glazed window to rear; a high vaulted ceiling provides and additional small feature window. There is also a stable door to the side leading to the private courtyard garden.

### BEDROOM

13'7 x 8'5 (4.14m x 2.57m)

Large double glazed window to rear with fitted window shutters; wood effect flooring; deep built-in storage cupboard with hanging rails, plus further fitted double wardrobe; period style radiator.

### MEZZANIE

9'9 x 7'7 (2.97m x 2.31m)

A useful space that could be used as an office. Accessed via a retractable ladder. Double glazed window to the side.

### LOBBY HALLWAY

High level cupboard housing electrics/fuse box; wood effect flooring; doors to bedroom and shower room.

### SHOWER ROOM

A modern and luxuriously appointed suite comprising walk-in shower with rain shower head and separate hose; oval wash basin set on vanity top with storage under; WC; part tiled walls; tiled flooring with underfloor heating; heated towel rail. Ceiling downlighting plus wall light.

### COURTYARD GARDEN

27' x 15'7 (8.23m x 4.75m)

A delightful walled courtyard garden providing much seclusion. paved and gravelled with attractive raised beds, outside lighting and water tap. Double gates lead to a rear access pathway which provides a gate to the side.

### PARKING

There is residents parking to the front outside 89 Copers Cope Road.

### COUNCIL TAX

London Borough of Bromley - Band D

### LOCATION

What3words: ///fast.youth.pump

### LEASE & MAINTENANCE

LEASE - Approx 166 years remaining.

MAINTENANCE - Approx £1900 pa

GROUND RENT - Nil



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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.