



Flat 7 Elmfield Court Westgate Road

Beckenham, BR3 5EA

**£450,000 Share of Freehold EPC: B**

 **Maguire Baylis**



Guide Price: £450,000 - £475,000. Maguire Baylis are delighted to present this impressive top floor apartment, beautifully finished to a high standard and forming part of a well-kept private development completed in 2021.

Offering bright and spacious accommodation throughout, the property features a superb open plan living room with a striking Velux balcony window, creating an airy, uplifting feel and providing excellent natural light. The modern fully fitted kitchen seamlessly integrates with this space, ideal for both everyday living and entertaining.

There are two generous double bedrooms, both with built-in wardrobes, plus the benefit of two contemporary bath/shower rooms. Further features include underfloor heating throughout, high-end finishes, and excellent built-in storage.

Externally, the apartment enjoys two allocated parking spaces located to the rear, a rare and valuable asset. The development itself is smart, private and immaculately kept, offering a calm and secure environment.

Situated in a highly convenient location, the property is within easy reach of Beckenham High Street, with its popular cafés, restaurants and shops. Excellent transport links are close by, and Beckenham Place Park is just a short walk away, providing wonderful green open space.

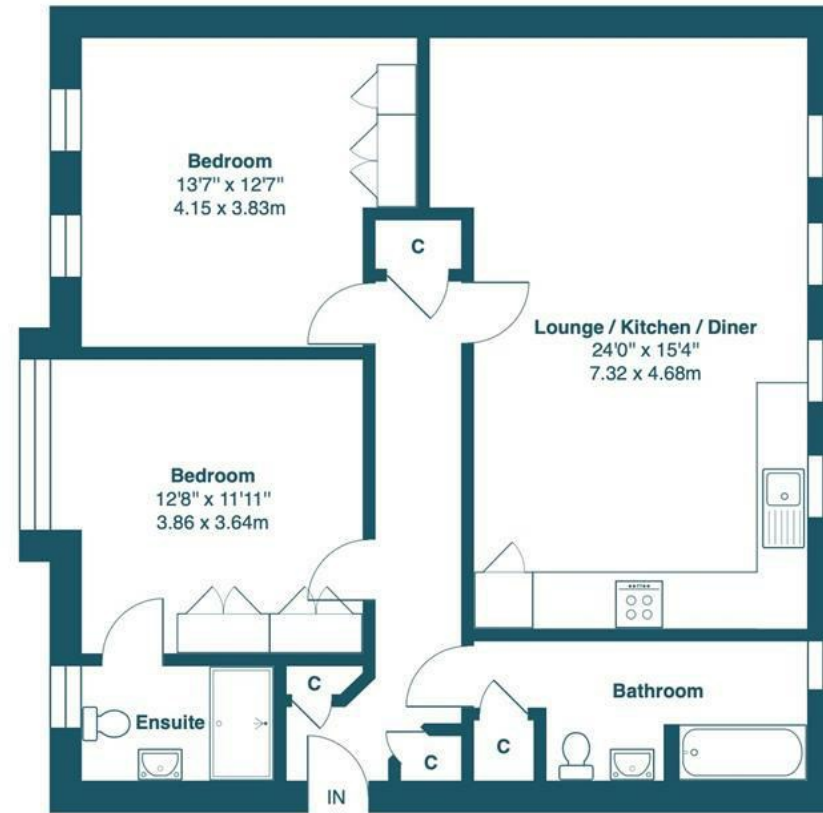
Overall, this is a beautifully presented home offering modern living, great specification, and superb convenience.

- IMPRESSIVE TOP FLOOR APARTMENT
- BEAUTIFULLY FINISHED TO HIGH STANDARD
- TWO DOUBLE BEDROOMS \*\* TWO BATH/SHOWER ROOMS
- LARGE OPEN PLAN LIVING ROOM WITH VELUX BALCONY WINDOW
- BRIGHT & SPACIOUS ACCOMMODATION THROUGHOUT
- FORMS PART OF A WELL KEPT PRIVATE DEVELOPMENT COMPLETED IN 2021
- SUPER LOCATION \*\* EASY REACH BECKENHAM HIGH STREET
- GREAT TRANSPORT LINKS NEARBY \*\* SHORT WALK TO BECKENHAM PLACE PARK
- SHARE IN FREEHOLD \*\* LOW SERVICE CHARGES - CURRENTLY £600pa
- TWO ALLOCATED PARKING SPACES AT REAR



# Westgate Road, BR3

Approximate Gross Internal Area = 899 sq ft / 83.6 sq m



Second 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. No liability is accepted for any errors. By www.Prime Square Photography.com / Copyright 2025

## COMMUNAL HALLWAY

Stairs to top (second) floor.

## ENTRANCE HALL

A welcoming entrance hallway featuring three useful built-in storage cupboards, one of which houses the Vaillant combi boiler; electrically operated Velux skylight roof window; wood effect flooring.

## OPEN PLAN LOUNGE/KITCHEN

24' x 15'3 (7.32m x 4.65m)

An impressive room featuring three Velux windows plus a large Velux roof balcony window to the front.

Lounge area with useful built-in desk/storage units to one wall; wood effect flooring.

Kitchen area featuring a comprehensive range of stylish fitted white gloss wall and base units with white stone worktops to two walls; range of integrated appliances comprising 5 ring induction hob with extractor hood over, double oven, fridge/freezer, dishwasher.

## BEDROOM 1

12'8 x 12' (3.86m x 3.66m)

Double glazed window to rear; wood effect flooring; fitted wardrobes. Door to:

## EN SUITE SHOWER

Velux window to rear; modern, well appointed suite comprising full width shower enclosure featuring rain shower head, plus separate shower hose; fitted wash basin with vanity storage under; WC; heated towel rail; extractor fan.

## BEDROOM 2

12'6 x 11'5 (to wardrobes) (3.81m x 3.48m (to wardrobes))

Two Velux windows to rear; wood effect flooring; range of fitted wardrobes and matching drawer unit.

## BATHROOM

Velux window to front; modern and well appointed suite comprising panelled bath featuring ceiling mounted rain shower head over, plus separate shower hose, fitted glass shower screen; fitted wash basin with vanity storage under; WC; fully tiled walls; heated towel rail; fitted wall mirror and shaver/charge point.

## PARKING

Allocated off street parking at rear for two cars.

## LEASE & SERVICE CHARGES

LEASE - Share of freehold with a lease of approx 995 years

SERVICE CHARGE - £600 pa

GROUND RENT - n/a

## LOCATION

What3words: ///clubs.shunts.dinner

## COUNCIL TAX

London Borough of Bromley - Band D



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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.