

Plawsfield Road, Beckenham, BR3 1FE



## Maisonette

- Two Bedroom Character Converted Maisonette
- Double Glazing
- Ensuite Shower Room
- High Ceilings
- Family Bathroom with Underfloor Heating
- Very Convenient for Kent House Station
- Own Private Patio Terrace
- Modern Designer Family Style Bathroom
- Fully Integrated Kitchen
- Excellently Located For Many Outstanding Schools both Private and State

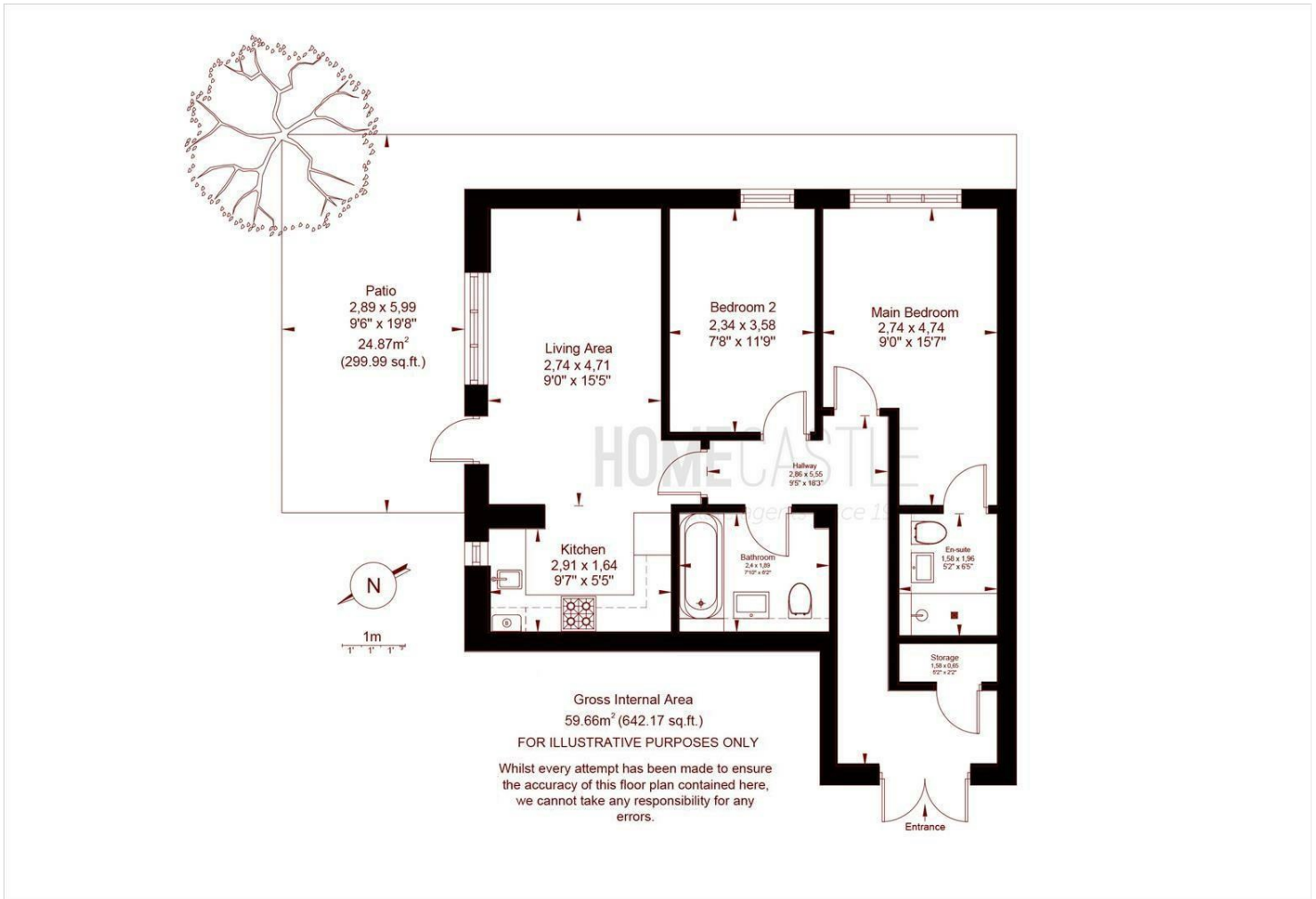
# Plawsfield Road, Beckenham, BR3 1FE

**\*\*REDUCED AND BACK TO THE MARKET\*\***

HELP TO BUY SCHEME AVAILABLE FOR FIRST TIME BUYERS

Do not miss out on an opportunity to purchase a unique two bedroom Victorian style property set in the Barnmead Road Conservation area. This converted character maisonette is situated by Kent House Station, which provides links to London Victoria and Bromley South, perfect for your everyday commuter. Own entrance with two large shutters and censored lighting as you approach. The entrance hall has Victorian style flooring with black vintage style radiator along with a large storage cupboard. Stylish herringbone patterned flooring flowing into the open plan & fully integrated kitchen presented with two tone kitchen units and granite style surfaces opening onto the living room which benefits from high ceilings and doors leading onto own private patio court yard, which is fully enclosed with outside lighting. Two bedrooms with the master benefiting from an en-suite shower room with two toned fully tiled walls and underfloor heating, plus a modern fully tiled bathroom with shower and inset mirror, wall hung hand basin, low level WC and again underfloor heating. There is also the huge benefit of off street parking and a new lease. Excellently located for many outstanding schools both private and state. Local transport links across London include New Beckenham, Penge East and Penge West Stations and the tram link are all within easy reach. Leisure facilities can be found at Alexandra Park, Cator Park and Beckenham Spa. This property would be an ideal pied-à-terre or would make a lovely first home. Call now for further details.

Tenure: Leasehold  
 Lease term: New lease of 125 years  
 Service charge: £500.00 per annum  
 Ground rent: Peppercorn



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>	<b>74</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.