5 Harrison Court 20 Beckenham Grove

Shortlands, Bromley, BR2 0JU

£325,000 Share of Freehold EPC: C

Maguire Baylis

GUIDE PRICE £325,000 - £350,000

This beautifully presented two-bedroom, two-bathroom apartment enjoys a prime position on a quiet and leafy residential road in the heart of Shortlands. Set within a modern and well-maintained development, the property further benefits from gated allocated parking, lift access to all floors, and attractive communal grounds.

The location is one of the property's strongest features. Shortlands Station is just a short stroll away, offering direct rail connections into London Victoria and Blackfriars, making it an ideal choice for commuters. Beckenham Place Park – with its extensive grounds, popular lake, and year-round programme of events – is also within easy reach, providing a wealth of leisure and recreational opportunities. While the neighbouring towns of Beckenham and Bromley offer an excellent selection of shops, restaurants, cafés, and cultural venues.

Inside, the accommodation is bright and well-appointed, featuring a generous open-plan living/dining space with fitted kitchen, two bedrooms, and two bathrooms (including an en suite shower to the principal bedroom).

With its blend of modern convenience, green surroundings, and superb transport links, this is an excellent opportunity to secure a quality apartment in one of Shortlands' most desirable locations.

- WELL PRESENTED FIRST FLOOR APARTMENT
- TWO BEDROOMS ** TWO BATHROOMS
- QUIET & HIGHLY SOUGHT AFTER ROAD
- JUST MINUTES WALK TO SHORTLANDS STATION & SHOPS
- SPACIOUS OPEN PLAN LIVING ROOM/FITTED KITCHEN
- WELL KEPT MODERN PRIVATE BLOCK
- ATTRACTIVE COMMUNAL GROUNDS
- SECURE ALLOCATED PARKING TO REAR WITH ELECTRIC GATES
- LIFT SERVICE ** SHARE IN FREEHOLD

Beckenham Grove, BR2

Approximate Gross Internal Area = 620 sq ft / 57.6 sq m

Maguire Baylis

First 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 and lift service to first floor.

ENTRANCE HALL
Wood flooring; video entry handset; cupboard housing gas combi boiler.

LOUNGE
17'3 x 13'5 (5.26m x 4.09m)
Double glazed Juliet balcony to front with glass balustrading; radiator; wood flooring; open plan to:

KITCHEN
9' x 6'2 (2.74m x 1.88m)
Double glazed window to side; fitted with a range of wall and base units with worktops to two walls plus return breakfast bar; part tiled walls; integrated dishwasher; built-in gas hob with extractor hood over; electric oven; radiator; wood flooring.

BEDROOM 1
14'6 (narrowing to 10'1) x 10'4 (4.42m (narrowing to 3.07m) x 3.15m)
Double glazed window to rear; radiator; wood flooring.

EN SUITE SHOWER
Suite comprising full width shower enclosure; pedestal wash basin; WC; fully tiled walls and tiled flooring; heated towel rail; extractor fan.

BEDROOM 2
Double glazed window to rear; radiator; wood flooring.

BATHROOM
Suite comprising bath with mixer tap and shower hose attachment; pedestal wash basin; concealed cistern wc; fully tiled walls and tiled flooring; heated towel rail; full width wall mirror; extractor fan.

PARKING
Allocated parking to rear accessed via remote electric gates.

GARDENS
Attractive, mature gardens to front and rear.

LEASE & MAINTENANCE
LEASE - Share of freehold with a lease of 105 years
SERVICE CHARGES - Currently £2000 pa
GROUND RENT - n/a

COUNCIL TAX
London Borough of Bromley - Band D

LOCATION
What3words: ///warm.hype.good

Maguire Baylis
Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Tel: 020 8464 9952
office@maguirebaylis.com
www.maguirebaylis.com

The Property Ombudsman
naea | propertymark PROTECTED

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.