



4 Birch Tree Beckenham Grove

Shortlands, BR2 0JU

£325,000 Leasehold EPC: C

 **Maguire Baylis**



Guide Price: £325,000 – £350,000. Maguire Baylis are delighted to present this stunning one double bedroom first floor apartment, forming part of an attractive Victorian residence on a highly sought-after road, ideally positioned between Beckenham and Bromley town centres and within easy walking distance of Shortlands Village, local shops and Shortlands Station benefitting from direct links to both Victoria & Blackfriars/City Thameslink.

Beautifully presented throughout, the apartment combines stylish contemporary décor with a wealth of period charm, including impressive ceiling heights, elegant mouldings and a striking cast iron feature fireplace to the living room.

Occupying a convenient first floor position within the building, the property offers spacious accommodation extending to in excess of 600 sq ft. The layout comprises an entrance hallway, an impressive 14' fitted kitchen with a comprehensive range of units and ample workspace, and a superb reception room enjoying excellent natural light along with the attractive period fireplace and decorative ceiling detailing.

The generous double bedroom features two front aspect windows together with a large fitted wardrobe, whilst the spacious bathroom is appointed with a modern white suite and built-in shower over the bath.

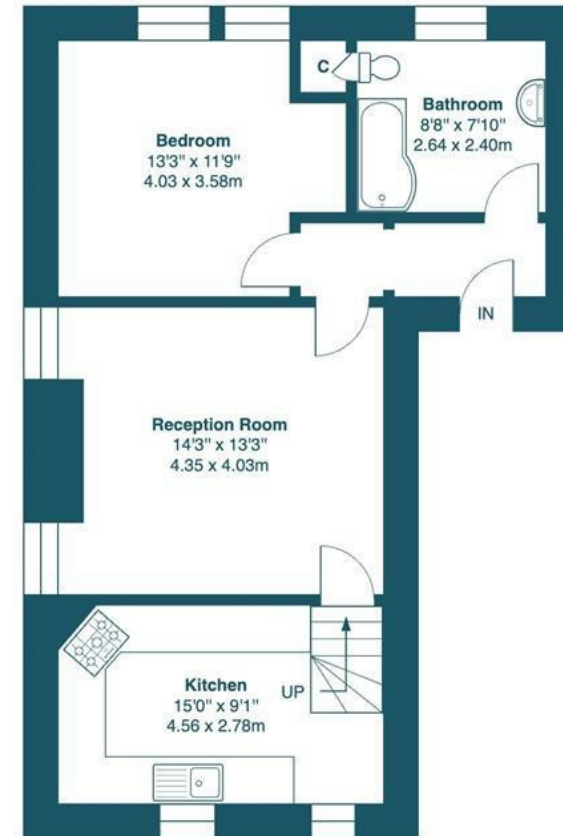
Externally, there is a substantial driveway providing off street parking.

- STUNNING FIRST FLOOR VICTORIAN APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS ONE DOUBLE BEDROOM ACCOMMODATION
- IMPRESSIVE RECEPTION ROOM WITH FEATURE FIREPLACE
- HIGH CEILINGS & ATTRACTIVE PERIOD FEATURES
- GENEROUS 14' FITTED KITCHEN
- LARGE BATHROOM WITH MODERN WHITE SUITE
- OVER 600 SQ FT OF ACCOMMODATION
- RESIDENTS OFF STREET PARKING
- HIGHLY SOUGHT AFTER LOCATION CLOSE TO SHORTLANDS STATION & VILLAGE SHOPS



Beckenham Grove, BR2

Approximate Gross Internal Area = 614 sq ft / 57.0 sq m



First Floor

 Maguire Baylis

This floor plan was produced using RICS measurements standards 2nd edition.
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.
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COMMUNAL HALL

Original front entrance porch and front door. A spacious hallway with stairs to first floor.

ENTRANCE HALL

Entryphone handset; wood flooring; high level cupboard housing electrics.

LIVING ROOM

Two double glazed windows to side; feature cast iron open fireplace; wood effect flooring; radiator. doorway and steps leading down to kitchen.

KITCHEN/BREAKFAST ROOM

Two double glazed windows to rear; fitted with a good range of wooden Shaker style wall and base units with granite effect wall and base units worktops over; inset stainless steel sink; stainless steel gas hob with extractor hood over; electric oven; integrated dishwasher; radiator.

BEDROOM

Two double glazed windows to rear; radiator; range of fitted wardrobes to one wall; picture rails.

BATHROOM

Double glazed window to front; fitted with a well appointed suite comprising panelled bath with mixer tap plus built-in shower over; concealed cistern WC; inset wash basin with vanity storage under; heated towel rail; tiled flooring; fully tiled walls; built-in cupboard housing gas boiler.

PARKING

Residents car parking to front on large gravelled drive. Parking also available on street, unrestricted.

LEASE & MAINTENANCE

LEASE - Approx 84 Years remaining.

MAINTENANCE - Shared, as and when.

GROUND RENT - £250 pa

COUNCIL TAX

London Borough of Bromley - Band C

LOCATION

What3words: ///moral.unique.boat



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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.