



## Ravenscroft Road, Beckenham

Best Offers Over £295,000



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## Property Summary

Propertyworld is proud to offer this spacious, one bedroom apartment to the Sales market.

For the very active London commuter, your property hunt could be over, as Kent House Rail Station is literally across the road, hence minutes commute into Central London. Further transport links include, Clock House Penge East and West and Beckenham Junction, which ensure effortless connectivity to the city and beyond, as well as some charming independent shops, cosy cafes, and exceptional neighbourhood restaurants.

Flooded in natural light, the property is in our opinion, a first time buyer's dream, especially taking into account there is no onward chain. The accommodation is spacious throughout and provides a large double bedroom with fitted carpets and a sliding door, floor to ceiling, wardrobe, best of all the lounge measures in excess of 21ft long, with leafy views over the communal lawns below. The kitchen comes with a range of glossy grey units and plenty of work top space - perfect for cooking and preparation.

Just across the hall from the lounge sits a three piece Shower room, with a bit of fitted storage too. This home is ready for immediate residence and viewing is essential.

Outside to the rear of the building is a lawned communal garden, but best of all there is an allocated, sheltered parking space - a big bonus, as parking along the road is generally unavailable.

Penge Sales  
020 8659 1005  
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## Property Summary

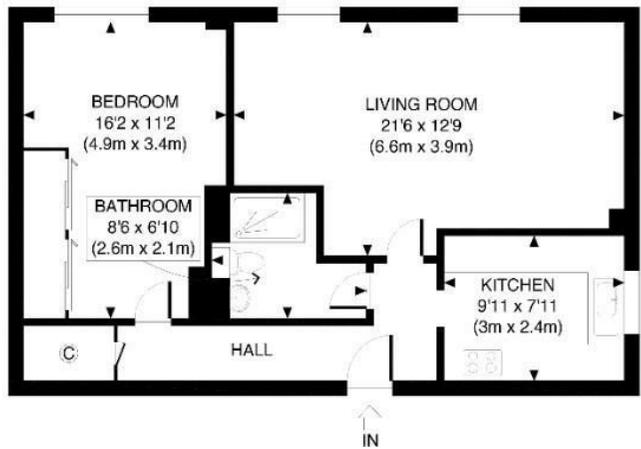
- One Bedroom
- Purpose built Apartment
- Top Floor accommodation
- Spacious rooms
- Allocated parking
- Communal rear garden
- Across the Road from Kent House Rail Station
- No onward chain
- Epc rating C
- Council Tax band C

## Our Vendor Loves...

It's so easy getting into London every day for work and having allocated parking space, allows my freedom to get around locally during the weekends, although I am just walking distance to Beckenham and Penge High Street. But best all, it has to be said - because my property sits at the rear, there is zero noise from the streets and the flat is always so bright.







SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 648 SQ FT



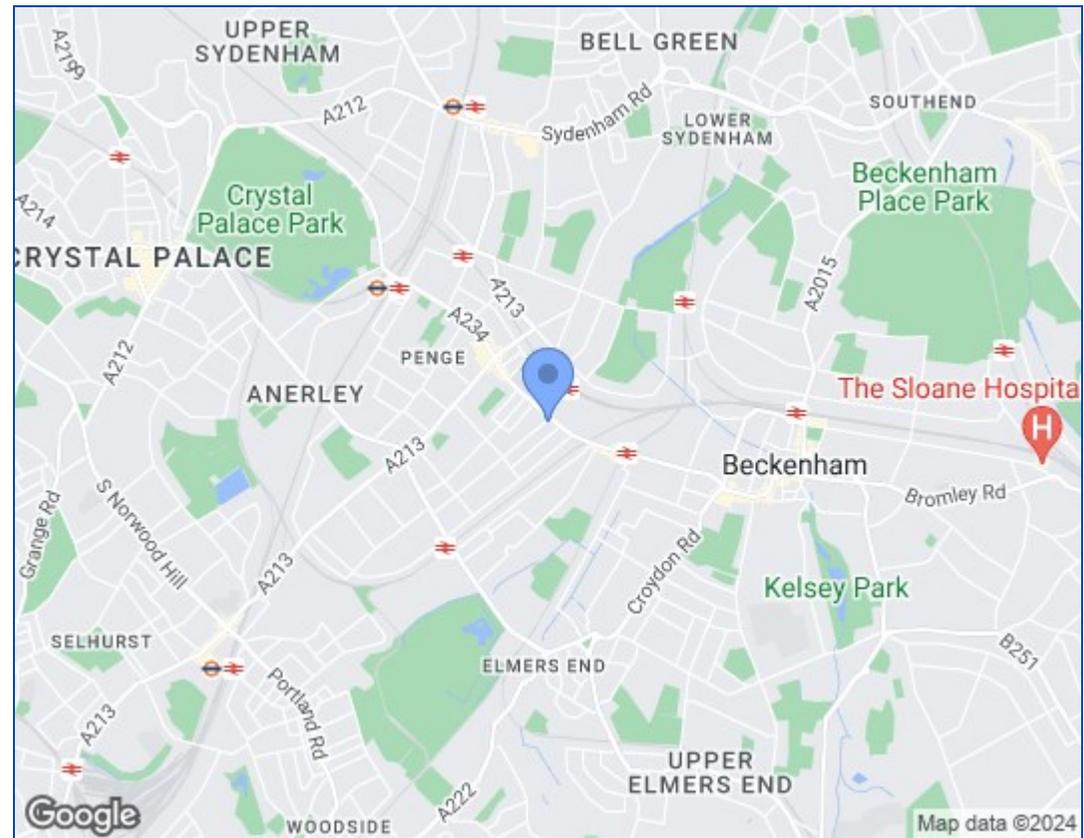
APPROX. GROSS INTERNAL FLOOR AREA 648 SQ FT / 60 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

date: 23/04/24

Richards Crt

photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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