



44 EMBASSY GARDENS

BECKENHAM, BR3 1HF

£495,000
LEASEHOLD - SHARE OF FREEHOLD

Nestled in the desirable area of Embassy Gardens, Beckenham, this charming purpose-built flat offers a delightful blend of comfort and convenience. Spanning an impressive 990 square feet, the property features a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests.

The flat comprises three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The single bathroom is thoughtfully designed, catering to the needs of modern living. Built in 1960, this residence boasts a character that reflects its era while offering the potential for personalisation to suit your taste.

Embassy Gardens is known for its vibrant community and excellent transport links, making it an ideal location for commuters and families alike. With local amenities, parks, and schools within easy reach, this flat presents a wonderful opportunity for those looking to settle in a welcoming neighbourhood.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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