



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 combines classic architecture with contemporary living, ensuring a warm and inviting atmosphere.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in such a sought-after location. Residents will appreciate the ease of access to local amenities, parks, and excellent transport links, making it an ideal choice for commuters and families alike.

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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

Beckenham
137-139 High Street
Beckenham
Kent
BR3 1AG

02082496005
hello@outsourcedprop.co.uk
<https://outsourcedprop.co.uk/>

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