



2 Lindfield, 97 Albemarle Road

Beckenham, BR3 5HP

£475,000 Share of Freehold EPC: D

 **Maguire Baylis**



Guide Price £475,000 - £500,000

A great opportunity to acquire a superb, larger than average upper maisonette being set back from the road within a delightful location close to local stations and providing easy access to both Beckenham and Bromley.

Presented to a high standard throughout, the property provides spacious accommodation which comprises a superb 23' lounge with south facing bay window to front, there is a large kitchen stylishly fitted with a range of restored mid-century units and excellent storage space; there are two double bedrooms - the master with a good range of fitted wardrobes; the bathroom provides a modern white suite with fitted shower plus there is a separate and additional WC.

Outside, the property features a good sized private rear garden plus a garage to the rear en bloc. Features also include double glazing throughout plus a share in the freehold.

The property is ideally located being equidistant to stations at Beckenham Junction and Shortlands, plus Ravensbourne, all within walking distance.

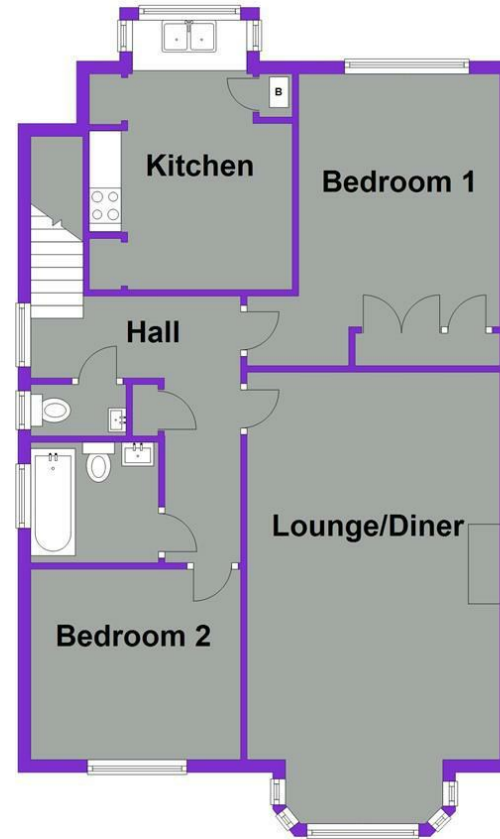
- SUPERB FIRST FLOOR MAISONETTE
- STUNNING 23' LOUNGE
- BEAUTIFULLY PRESENTED
- MODERN BATHROOM, ADDITIONAL WC
- PRIVATE GARDEN TO REAR
- GARAGE AT REAR
- TWO DOUBLE BEDROOMS
- HIGHLY POPULAR LOCATION
- EPC - BAND D





First Floor

Approx. 82.3 sq. metres (886.1 sq. feet)



Total area: approx. 82.3 sq. metres (886.1 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

ENTRANCE LOBBY

Part glazed front door, stairs to first floor.

HALLWAY

Double glazed window to side, useful built-in storage cupboard, radiator, access to loft storage space via retractable loft ladder (loft part boarded and with light).

LOUNGE

23' (into bay) x 12'10 (7.01m (into bay) x 3.91m)

An impressive room with a large south facing bay window to front, radiator, fireplace recess, fitted storage units within wall recesses.

KITCHEN

11'3 (plus 2'6 bay to rear) x 10'3 (3.43m (plus 0.76m bay to rear) x 3.12m)

Large double glazed picture window to rear overlooking the gardens, fitted range of restored mid-century base units with worktops to two walls. Useful open fronted larder/storage cupboard, further cupboard with space for fridge/freezer and/or storage, inset stainless steel sink unit, stainless steel gas hob, electric oven, additional storage cupboard housing gas combi boiler.

BEDROOM 1

15' (max) x 10'2 (plus door recess) (4.57m (max) x 3.10m (plus door recess))

Double glazed window to rear, built-in wardrobes to one wall, radiator.

BEDROOM 2

10'9 x 9'6 (3.28m x 2.90m)

Double glazed window to front, radiator.

BATHROOM

Double glazed window to side, white suite comprising panelled bath with built-in shower over, WC, fitted wash basin with storage under, tiled flooring, part tiled walls.

SEPARATE WC

Double glazed window to side, modern suite comprising WC, wall mounted wash basin.

GARDEN

approx 40' (approx 12.19m)

Attractive portion of garden to the rear, mainly paved with well stocked beds and borders including vegetable patch. Additional strip of land to the rear behind the garages. Outside tap.

GARAGE/PARKING

Single garage to rear, up and over door.

LEASE/MAINTENANCE

LEASE - Shared freehold. We are advised that a new lease of 999 years will be assigned upon completion.

MAINTENANCE CHARGES - Shared four ways currently £225 per quarter.

COUNCIL TAX

London Borough of Bromley - Band D



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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.