



31 Forsythe Shades 31 The Avenue

Beckenham, BR3 5EE

£425,000 Share of Freehold EPC: C

 **Maguire Baylis**



Guide Price: £425,000 - £450,000. Maguire Baylis are delighted to present to the market this superb top floor apartment providing spacious two bedroom/two bathroom accommodation, located within a delightful leafy setting.

This impressive property features a stunning 20' double aspect living room allowing light to flood in, plus providing access to a private balcony at the rear offering an attractive outlook. The kitchen area is fitted with a comprehensive range of units with an integrated dishwasher.

There are two double bedrooms, both with built-in wardrobes, the master also features a fitted luxuriously appointed en-suite with bath and shower over. There is also an additional shower room, with over-sized shower enclosure.

Further features include a private garage and parking to the rear; plus well kept communal grounds.

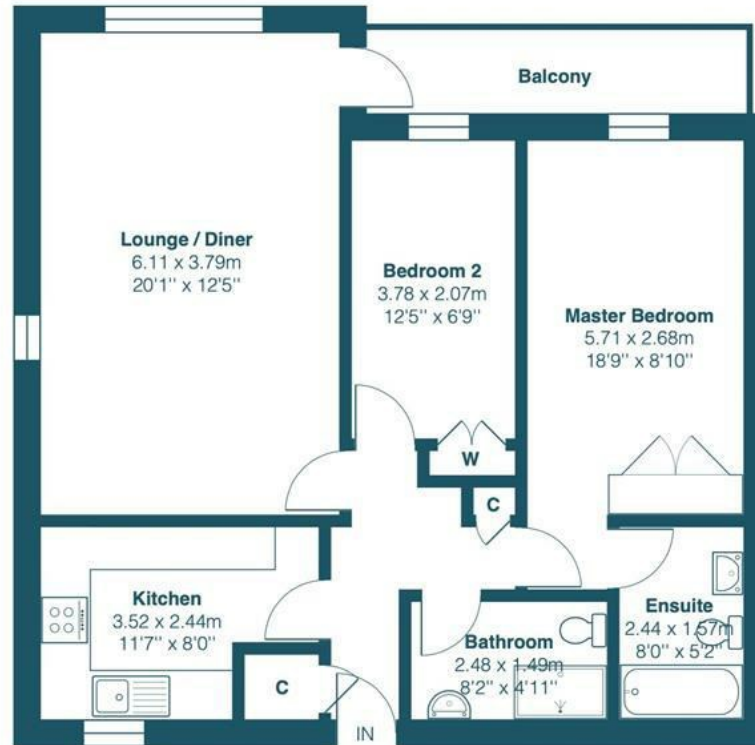
The Avenue is a highly popular road and Forsythe Shades is situated on the corner of Westgate road. Much convenience is provided being within walking distance to stations at Beckenham Junction, Ravensbourne and New Beckenham. Beckenham High Street offers a great range of independent shops and restaurants and several supermarkets. For outdoor recreation, the highly popular Beckenham Place Park provides country walks almost on the doorstep and, for the more adventurous, the outdoor swimming lake.

- IMPRESIVE TOP FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- STUNNING 20' LIVING ROOM
- PRIVATE 16' BALCONY TO REAR
- SPACIOUS FITTED KITCHEN
- TWO BEDROOMS WITH BUILT-IN WARDROBES
- TWO BATH/SHOWER ROOMS
- QUIET & LEAFY SETTING - YET VERY CONVENIENT
- GARAGE & PARKING
- EPC - BAND tba



Forsythe Shades BR3  Total Area: 70.7 m²... 761 ft²

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This plan is 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.

COMMUNAL HALLWAY

Stairs to top (second) floor.

HALLWAY

Two useful built-in storage cupboards; wood effect flooring; radiator; intercom handset.

LOUNGE

20' x 12'5 (6.10m x 3.78m)

An impressive room featuring a large double glazed window to the rear, plus further double glazed window to side; glazed door leading to the private balcony; radiator.

BALCONY

16' x 3'7 (4.88m x 1.09m)

Enjoying a pleasant outlook to the rear of the block; outside light.

KITCHEN

11'5 x 8' (3.48m x 2.44m)

Double glazed window to front; fitted with a comprehensive range of wood effect wall and base units with worktops to three walls; inset stainless steel sink; integrated dishwasher; electric cooker with extractor hood over; spaces for appliances; cupboard housing gas combi boiler; radiator.

BEDROOM 1

13'5 (extending to 18'9 into recess) x 8'9 (4.09m (extending to 5.72m into recess) x 2.67m)

Double glazed window to rear; built-in double wardrobe with sliding doors; radiator.

EN SUITE BATHROOM

Featuring a modern and well appointed suite comprising bath with wall mounted mixer taps over and built-in shower over; folding shower screen; wash basin; WC; part tiled walls; heated towel rail; tiled flooring; extractor fan.

BEDROOM 2

11'9 x 6'9 (3.58m x 2.06m)

Double glazed window to rear; radiator; built-in double wardrobe.

SHOWER ROOM

Suite featuring over-sized shower cubicle; pedestal wash basin; WC; heated towel rail; part tiled walls; tiled flooring; extractor fan.

COMMUNAL GARDENS

Well kept communal grounds to front and rear, mainly laid to lawn.

GARAGE & PARKING

Single garage at rear. Plenty of additional residents parking within the grounds.

LEASE & MAINTENANCE

LEASE - Share of freehold with an unexpired lease of approx 955 years remaining

MAINTENANCE - Currently £1 680 pa

GROUND RENT - n/a

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.