



homezone

**£300,000 Leasehold -
Share of Freehold**

**8, Ripon House, 254
Croydon Road**

Beckenham, BR3 4DA

- CHIC, 'BOUTIQUE HOTEL STYLE' TOP FLOOR VICTORIAN CONVERSION FLAT
- CHAIN FREE
- SLEEK FITTED KITCHEN WITH HIGH GLOSS UNITS, BREAKFAST BAR, INTEGRATED APPLIANCES AND GRANITE WORKSURFACES/FLOORING
- UTILITY ROOM WITH VELUX WINDOW, FITTED SHELVING & SPACE FOR TWO APPLIANCES
- UPVC DOUBLE GLAZED SASH WINDOWS & GAS CENTRAL HEATING (VAILLANT BOILER)
- BESPOKE CUPBOARDS AND SHELVING IN ENTRANCE HALL, LIVING ROOM AND BEDROOM
- RESIDENTS' OFF STREET PARKING
- COMMUNAL GARDEN
- NEAREST RAILWAY STATIONS INCLUDE CLOCK HOUSE, ELMERS END & KENT HOUSE
- CONVENIENT FOR BECKENHAM HIGH STREET AND CROYDON RECREATION GROUND



Homezone Property Services

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Introducing this exquisite top-floor Victorian conversion flat in the heart of Beckenham. This stylish, chic, and cosy property is perfect for first-time buyers, downsizers, and astute investors and is offered to the market chain free.

The property features an attractive fitted kitchen with cream high gloss units, granite worktops and flooring, and integrated appliances; folding doors lead to a perfectly proportioned utility room with space for a washing machine and tumble dryer. With uPVC double-glazed sash windows bringing in abundant natural light, gas central heating, picture rails and high skirting, this home offers a high level of comfort and elegance.

Located just a ten-minute walk from Beckenham town centre, residents can enjoy easy access to a variety of shops, restaurants, and amenities. Nearby railway stations such as Clock House, Elmers End, and Kent House provide excellent transport links, while Croydon Recreation Ground is perfect for leisurely walks and outdoor activities, along with highly popular music festivals and events.

A fantastic opportunity to own a beautiful home in superb condition. Don't miss out on the chance to view this one-bedroom, one-bathroom flat with residents' communal parking. Contact us today to arrange a viewing and make this stunning property your own.



Ripon House BR3

Approximate Gross Internal Area
66.8 sq m / 719 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1086883)

COMMUNAL ENTRANCE HALL

Steps up to front entrance door, stairs to second floor.

ENTRANCE HALL

Wooden front door, entryphone, bespoke fitted cupboards with shelves above, radiator with cover, fuseboard, hatch to loft, ceiling light fitting, fitted carpet.

LIVING ROOM

uPVC double-glazed sash window to front, electric 'real flame effect' fire with granite hearth, recess with audio-visual connections, bespoke fitted cupboards and shelving on either side of chimney breast, radiator with cover, ADT alarm box, picture rail, high skirting, ceiling rose, ceiling light fitting, fitted carpet.

KITCHEN

uPVC double glazed window with granite cill to side, range of high gloss cream wall and base units with black granite worktops over incorporating stainless steel one-and-a-half bowl sink with drainer grooves and granite upstands, Ikea double oven, 4 ring electric induction hob with stainless steel extractor hob over and cream subway tiled splashback, integrated Ikea dishwasher, radiator, breakfast bar with granite worktop, cupboards under and high-level cupboard above with feature lighting, recessed downlights, wireless thermostat, granite tiled floor. Folding part glazed doors to:

UTILITY ROOM

Folding part glazed doors, wooden framed Velux window, space and plumbing for washing machine, worktop, space for tumble dryer, fitted shelves, Vaillant combination boiler, granite tiled floor.

BEDROOM

uPVC double-glazed sash window to front, bespoke fitted wardrobes with fitted drawers, fitted shelves, radiator with cover, ceiling light fitting, fitted carpet.

BATHROOM

Wood panelled door, uPVC frosted double glazed sash window with granite cill, white suite comprising panelled bath with matt black thermostatic mixer shower and matt black grid shower screen, wide vanity unit with sink and

drawers, matt black heated towel rail, low-level WC, partly tiled walls, high skirting, granite tiled floor, ceiling light fitting.

OUTSIDE

Front: Residents' communal carpark, lawn with low brick wall.

Rear: Residents' communal garden with picket fence border.

LEASE/SERVICE CHARGES/GROUND RENT

LEASE: Current lease is 79 years but sellers have agreed to purchase their share of the freehold and the flat will be sold with a new 999 year lease.

SERVICE CHARGES: £150 per month.

GROUND RENT: TBC.

EPC

Rating: D.

COUNCIL TAX

London Borough of Bromley.

Band: B.

UTILITIES

Information provided by OnTheMarket.com and UK Power Networks:-

Electricity: Mains connected, current supplier is Octopus Energy.

Gas: Mains connected, current supplier is Octopus Energy.

Water: Mains connected, supplier Thames Water.

Satellite/Fibre/TV Availability: BT/Sky.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.