



4 Rectory Road, Beckenham BR3 1TU

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Hunters are delighted to offer for rent this exceptional penthouse flat forming the entire top floor of this well located building in Beckenham. The property is considered suitable for working professionals, large families, as well as those wanting to share, provided it is not breaking rules relating to HMOs, i.e. 3 or more tenants live there, forming more than 1 household. High net worth individuals or sports professionals would be welcomed to apply. The property boasts extensive open roof terraces, is serviced by a lift, and enjoys the benefit of a double garage and secure parking. The six bedrooms provide flexible accommodation that could be adapted to suit tenant's needs.

- Penthouse Flat
- Passenger Lift
- Roof Terraces
- Six Bedrooms
- Stunning Views
- Double Garage
- Secure Parking
- Close to Station





Reception Room
27'7" x 19'7"

Kitchen
14'5" x 10'5"

Covered Area

Cloakroom

Master Bedroom
17'11" x 13'5"

En-suite Bathroom

Bedroom 2
16'10" x 15'7"

Bedroom 3
16'8" x 14'0"

Bedroom 4
13'10" x 12'4"



bedroom 5
15'6" x 9'10"

Bedroom 6
15'6" x 9'4"

Bathroom

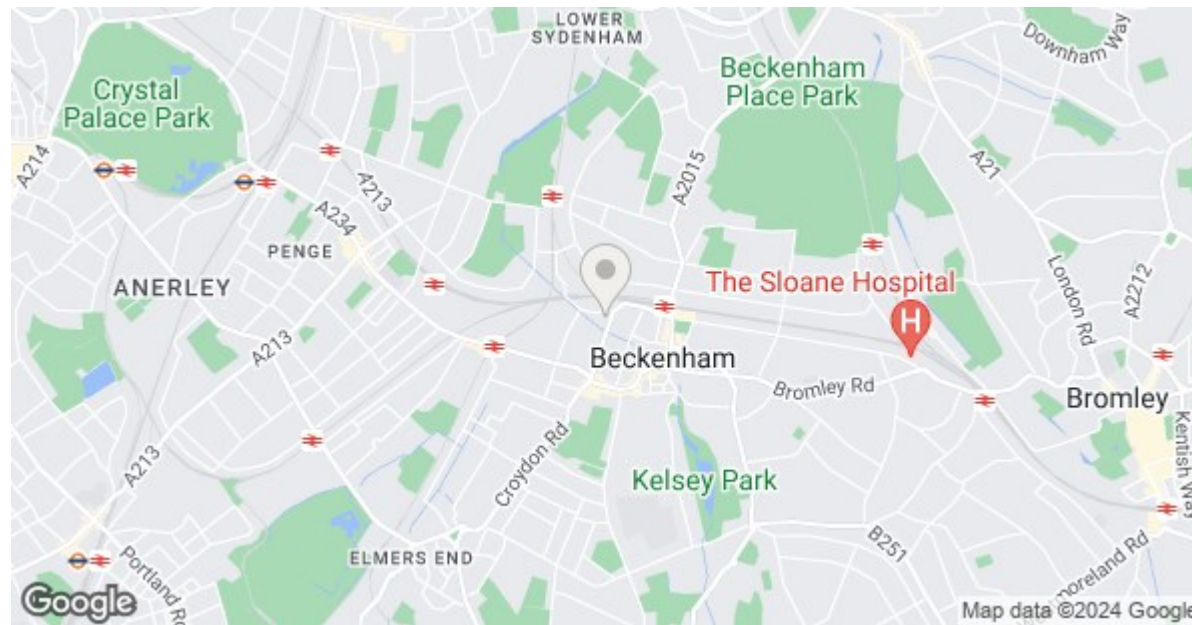
Shower Room

Roof Terrace 1
40'6" x 10'8"

Roof Terrace 2
41'0" x 12'1"

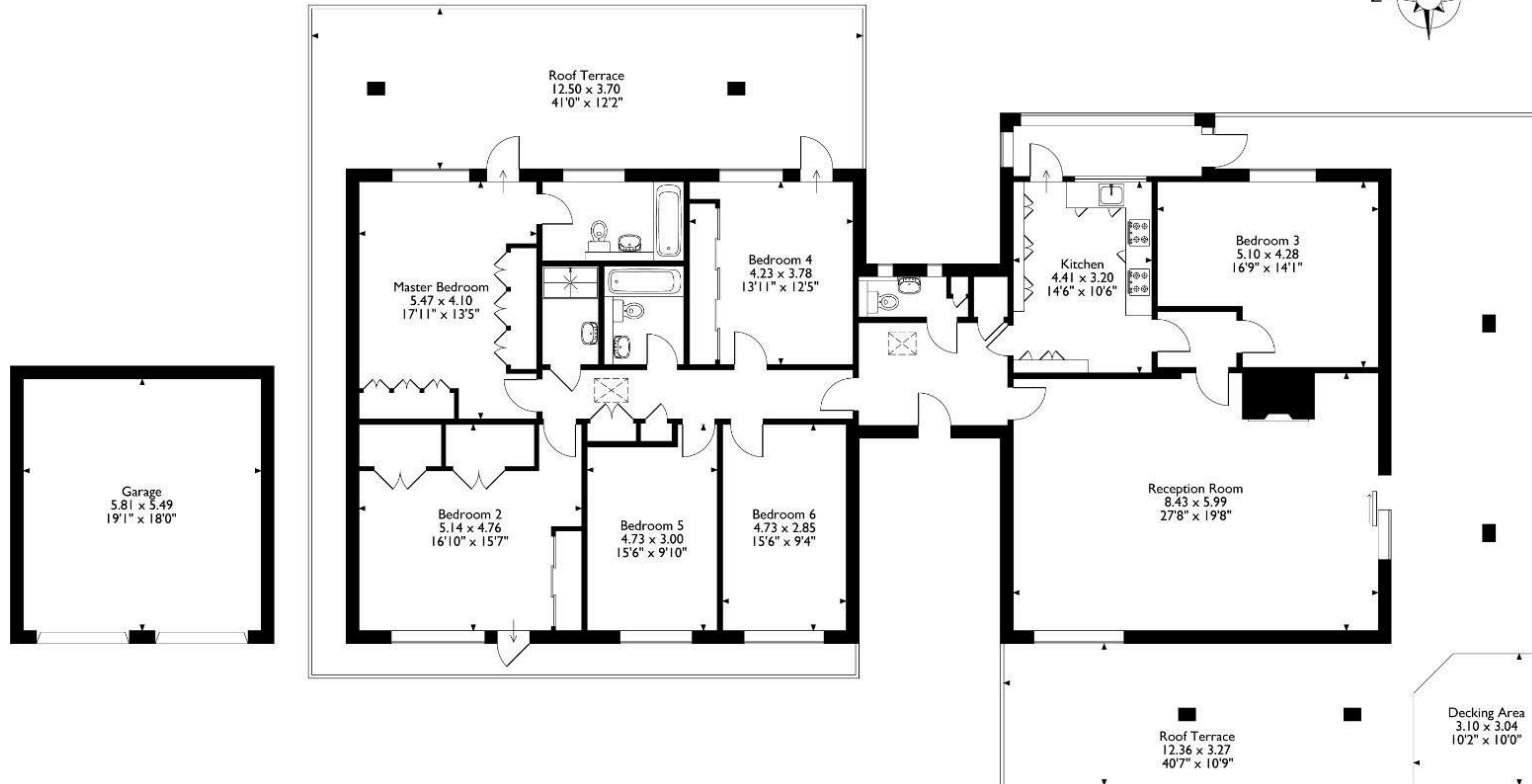
Pergola
10'2" x 9'11"





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Approximate Gross Internal Area
 Main House = 223 Sq M/2400 Sq Ft
 Garage = 32 Sq M/344 Sq Ft
 Total = 255 Sq M/2744 Sq Ft



Forth Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | |
|---|----------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current: 59 | Potential: 75 |

England & Wales E.U. Directive 2002/91/EC

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Bromley & Chislehurst -
 020 8467 1818 <https://www.hunters.com>

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