



3 Lindfield 97 Albemarle Road

Beckenham, BR3 5HP

**£525,000 Share of Freehold EPC: Band C**

 **Maguire Baylis**



Maguire Baylis are pleased to present this beautifully appointed two double bedroom ground floor maisonette, occupying a highly sought after and convenient location within easy reach of Beckenham High Street, Beckenham Junction Station with its rail and tram services, together with Ravensbourne and Shortlands stations.

Exceptionally well presented throughout, the property has been thoughtfully updated by the current owner to provide bright, comfortable and well-proportioned accommodation. A particular feature is the impressive 24' bay-fronted living room, while the stylishly fitted kitchen offers a comprehensive range of units and provides direct access to the private rear garden.

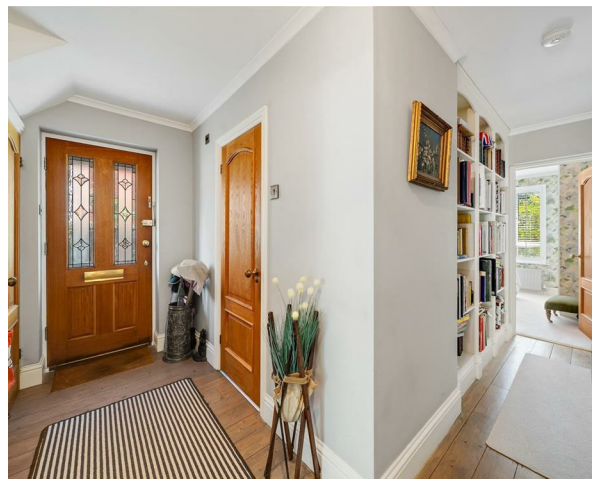
Both bedrooms are generous doubles, with the principal bedroom benefiting from a well-appointed en suite shower room. A second contemporary shower room/WC serves the remainder of the accommodation, making the layout ideal for guests, sharers or those looking to downsize without compromise.

Outside, the property enjoys an attractive and secluded private rear garden, providing an excellent space for relaxing or entertaining. A garage to the rear further enhances the practicality of this superb home.

The location is a real feature, with Beckenham High Street offering an excellent selection of shops, cafés, restaurants and everyday amenities. The beautiful open spaces of Beckenham Place Park are also close by, while excellent transport links are available from nearby Beckenham Junction, Ravensbourne and Shortlands stations, making this an ideal choice for both commuters and those looking to enjoy everything the local area has to offer.

Offering the rare combination of ground floor accommodation, two shower rooms, a private garden and garage, this is an excellent opportunity to acquire a beautifully presented home in one of Beckenham's most desirable and convenient locations.

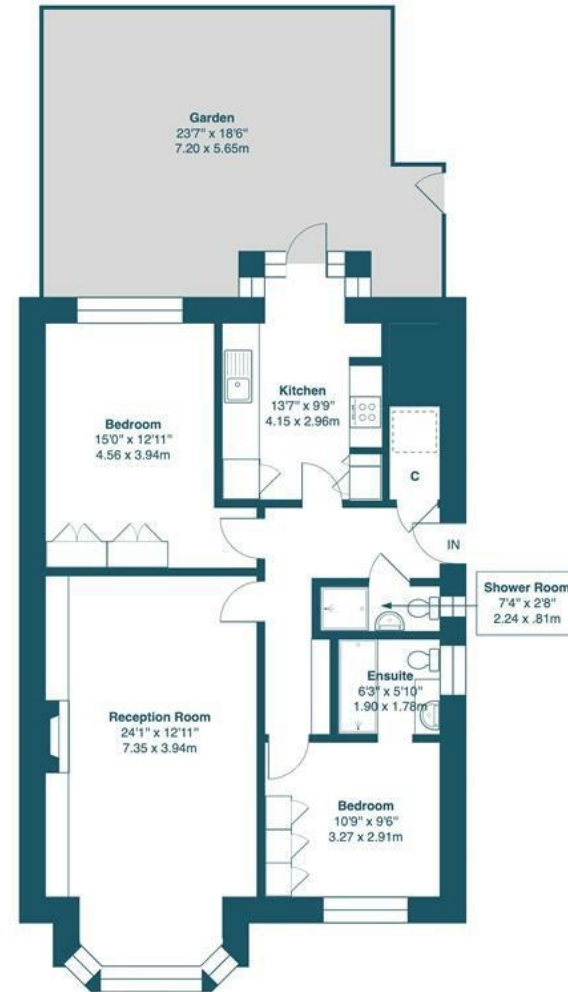
- SUPERB GROUND FLOOR MAISONETTE
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS \*\* TWO WELL APPOINTED SHOWER ROOMS
- LARGE BAY FRONTED LIVING ROOM
- FULLY FITTED KITCHEN WITH ACCESS TO REAR
- ATTRACTIVE PRIVATE REAR GARDEN
- GARAGE AT REAR
- HIGHLY SOUGHT AFTER ROAD EASY REACH BECKENHAM HIGH STREET
- NEARBY STATIONS AT BECKENHAM JCTN, RAVENSBORNE & SHORTLANDS
- SHORT WALK TO BECKENHAM PLACE PARK





## Albemarle Road, BR3

Approximate Gross Internal Area = 897 sq ft / 83.3 sq m



Ground Floor

Maguire Baylis

This floor plan was produced using RICS measurements standards 2nd edition.  
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. No liability is accepted for any errors.  
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### **ENTRANCE HALLWAY**

Part glazed entrance door to side; deep built-in storage cupboard; useful fitted book shelving.

### **SHOWER ROOM/WC**

Double glazed window to side; fitted with a modern and well-appointed suite.

### **LIVING ROOM**

Featuring a large bay window to front with fitted plantation shutters; feature fireplace; bespoke built-in book shelving/storage within recesses.



### **KITCHEN**

With double glazed window and door to rear providing direct access to the garden; fitted with a comprehensive range of modern white gloss wall and base units with granite worktops to two walls. Appliances to remain comprising washing machine, dishwasher, tumble dryer and fridge/freezer. Built-in oven and hob with extractor hood over; useful integrated larder storage units. Microwave to be included. Wall mounted Worcester gas combi boiler (boiler around 12 years old and serviced regularly by British Gas).

### **BEDROOM 1**

Double glazed window to front with fitted plantation shutters; fitted wardrobes. Opening to:

### **EN SUITE**

Luxuriously appointed suite featuring walk-in shower enclosure, fitted wash basin, Japanese style bidet/WC



### **BEDROOM 2**

Double glazed window to rear with fitted plantation shutters; range of fitted wardrobes.

### **GARDEN**

An attractive private garden to the rear accessed directly from the property. Providing a high degree of seclusion, small area of lawn plus block paved patio. Gate to side; outside taps to both rear and side.; outside lighting.

### **GARAGE**

Private single garage at rear.

### **LEASE & MAINTENANCE**

LEASE - Share of freehold with a lease of 987 years remaining.

SERVICE CHARGE - £1000 pa to include buildings insurance.

GROUND RENT - n/a

### **COUNCIL TAX**

London Borough of Bromley - Band D

### **LOCATION**

What3words: ///shop.pens.look

Shortlands  
104 Beckenham Lane  
Shortlands  
Bromley  
BR2 0DW

Hayes  
49 Station Approach  
Hayes  
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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.