

On the instructions of the  
Joint Fixed Charge Receivers



**Online  
Auction**

Thursday 23rd July 2026



**85 Avenue Road,  
Beckenham, Kent, BR3 4RX**

**SW**

Sanderson  
Weatherall



Leasehold ground floor  
self-contained one bedroom  
maisonette - Vacant possession.

- Guide Price: £140,000
- Bidder security deposit: £3,500
- Start time: 10.00am

## Property Summary

- ▶ On the instructions of the Joint Fixed Charge Receivers
- ▶ Leasehold ground floor maisonette
- ▶ One bedroom, reception room / kitchen, bathroom/wc
- ▶ Off street parking for one car to the front
- ▶ Close to transport facilities and shopping amenities
- ▶ Vacant possession



## Location

Situated at the corner with Ravenscroft Road and Avenue Road. Public transport includes Kent House & Clock House (Southeastern network) and Birkbeck (Southern network) railway stations providing routes into central London. Shopping amenities are at Beckenham High Street including cafes, restaurants. Recreation facilities can be found at South Norwood Country Park.

## Description

The property comprises ground floor one bedroom maisonette with off street parking to the front for one car, forming part of a two storey corner building.



## Accommodation

### Ground Floor

Reception room / modern kitchen,  
bedroom, bathroom/WC

### Outside

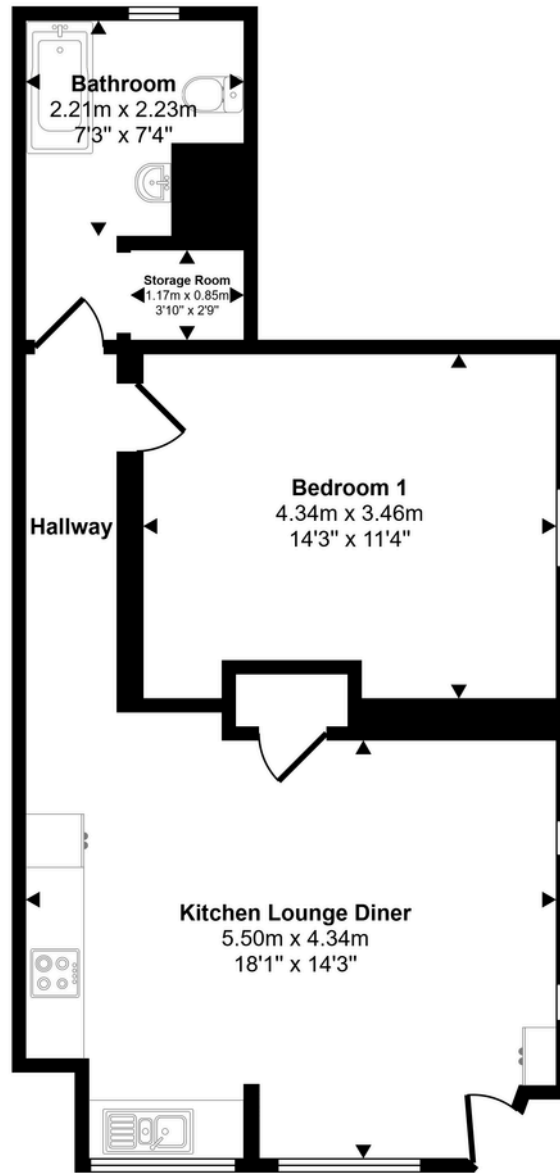
Off Street parking for one car

The property benefits from central  
heating (not tested) and double  
glazing

### Lease

Held on a lease for a term of 99 years  
from 1/1/1986 at a ground rent of £75  
per annum (rising).

Approx Gross Internal Area  
52 sq m / 561 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Sanderson  
Weatherall

### Guide Price

£140,000

### Tenure

Leasehold

### EPC

Rating C

### Council Tax

Band C

### VAT

VAT is not applicable to this lot

**Contact: 020 7851 2100**

Website:

[www.swpropertyauctions.co.uk](http://www.swpropertyauctions.co.uk)

### Legal documentation

Interested parties should read the legal pack for further information at [www.swpropertyauctions.co.uk](http://www.swpropertyauctions.co.uk) to download the pack.

### Seller's Solicitor

Moore Barlow

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**Dated - 02/07/2026**