



GUIDE PRICE

£250,000

Hackington Crescent

Beckenham, BR3 1RY

PROPERTY SUMMARY

Guide Price: £250,000 – £280,000 Sinclair Hammelton are delighted to present this well-proportioned two-bedroom apartment in the sought-after area of Beckenham. Lease will be extended on completion.

Ideally located just approximately 0.6 miles from New Beckenham railway station, Beckenham Hill railway station and Lower Sydenham railway station, the property also benefits from excellent local bus routes, offering convenient transport links.

The accommodation comprises an entrance hallway, a spacious kitchen, a bright and airy living/dining room, two double bedrooms and a family bathroom with a separate W/C.

This property is ideal for first-time buyers or investors alike. Early viewing is highly recommended.

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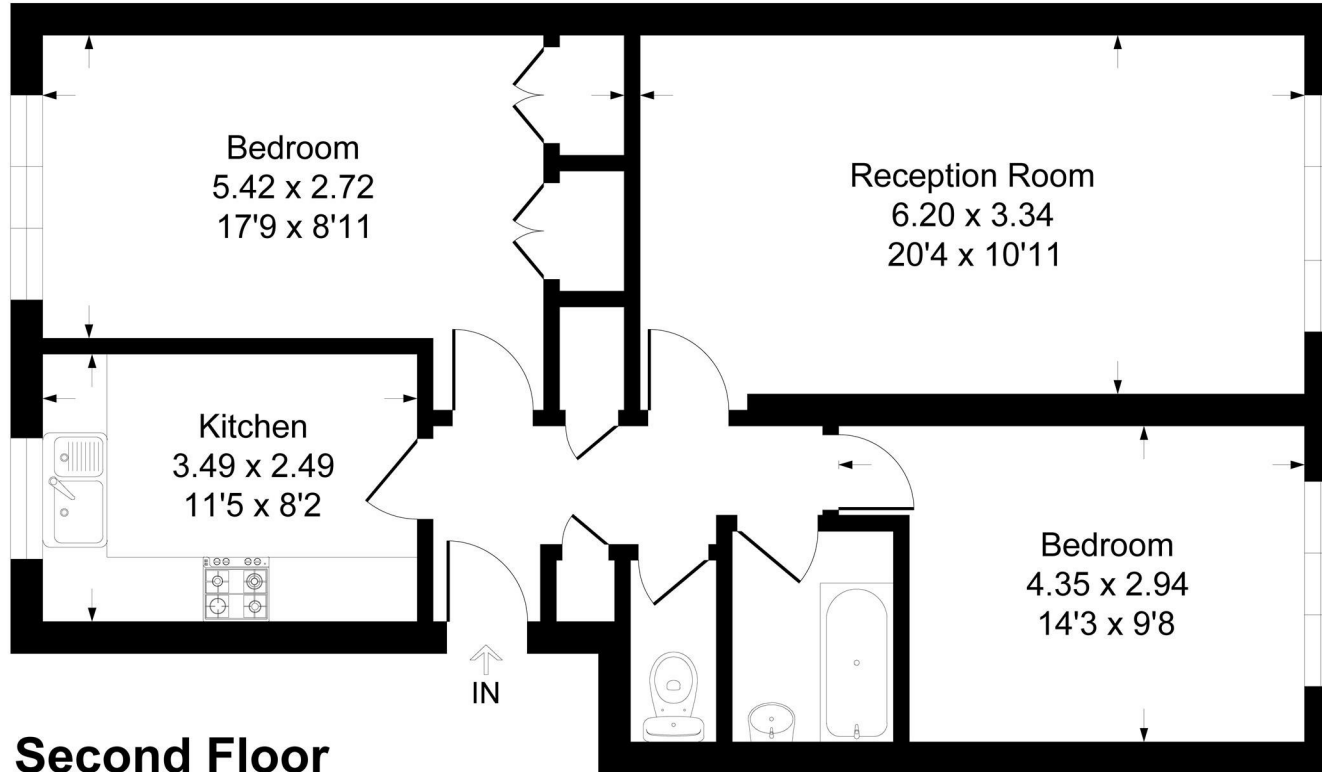
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Hackington Crescent, BR3

Approximate Gross Internal Area 71.3 sq m / 768 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.

Produced By Planpix



LOCAL AUTHORITY

TENURE

Leasehold

EPC RATING

C

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

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