

Sinclair  Hammelton



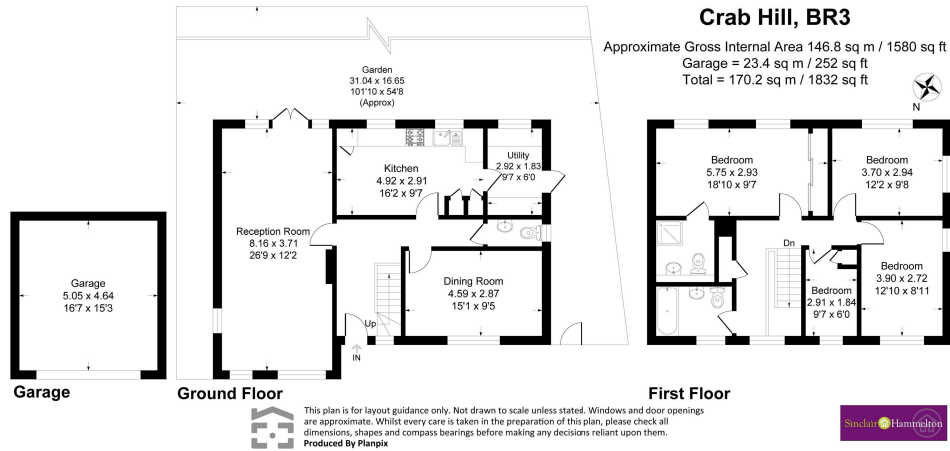
**£1,300,000**

**Crab Hill**

Beckenham, BR3 5HE

Sinclair  
Hammelton  
**For Sale**  
020 8464 5566  
[www.sinclairhammelton.co.uk](http://www.sinclairhammelton.co.uk)

EPC RATING: C COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	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			
<b>England &amp; Wales</b>		74	83
		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



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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