



## 35 Albemarle Road , BR3 5HL

**Asking Price £350,000**

Nestled on the charming Albemarle Road in Beckenham, this delightful two-bedroom flat is a splendid example of a Victorian conversion, offering a perfect blend of character and modern living. Spanning an impressive 570 square feet, this second-floor residence boasts a spacious layout that is both inviting and functional.

The property benefits from a generous reception room, ideal for relaxation or entertaining guests. The separate kitchen is well-equipped, providing a practical space for culinary pursuits. The master bedroom comfortably fits a double bed and the second bedroom is a single bedroom, ideal for an office space or nursery, ensuring a restful retreat at the end of the day. The flat also features a well-appointed bathroom, catering to all your needs.

One of the standout features of this property is the allocated parking space, a rare find in such a desirable location. Additionally, residents can enjoy access to a rear garden, perfect for those sunny afternoons or quiet evenings outdoors.

Conveniently situated within walking distance of Beckenham High Street, you will find an array of shops, cafes, and restaurants at your doorstep. Beckenham Junction station is also nearby, offering excellent transport links for commuters.

This property is sold chain-free and comes with a new lease of 125 years, making it an attractive option for first-time buyers or those looking to invest in a thriving area. With its blend of period charm and modern conveniences, this flat is a must-see for anyone seeking a comfortable home in Beckenham.

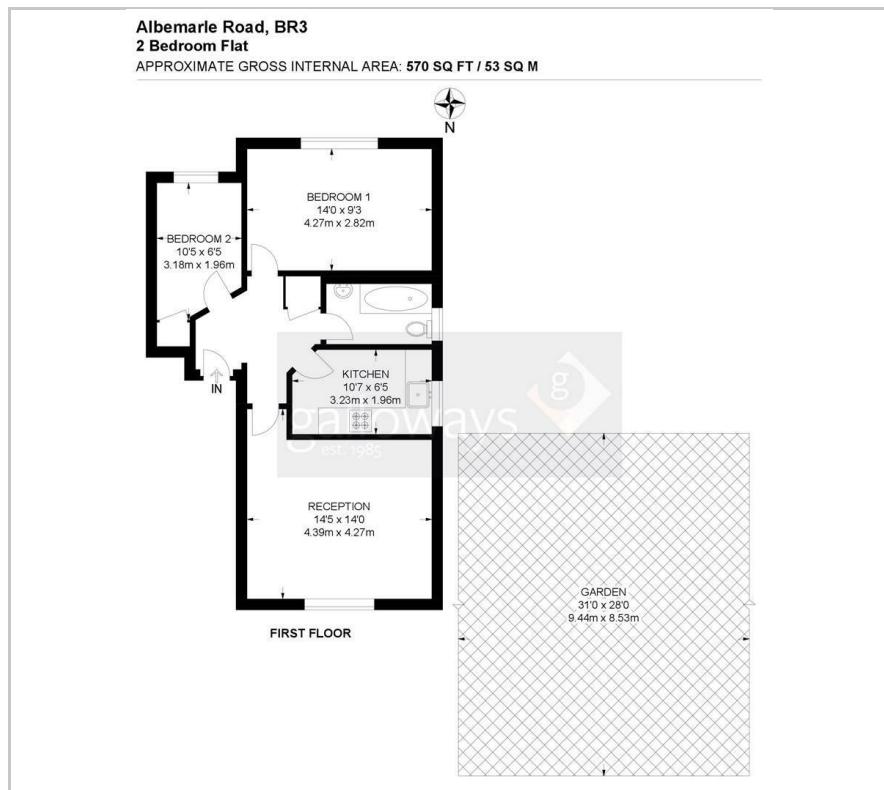
### Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

- PERIOD CONVERSION
- TWO BEDROOM FLAT
- FIRST FLOOR
- CHAIN FREE
- GARDEN
- ALLOCATED PARKING
- 125 YEAR LEASE
- 3 MINUTE WALK TO BECKENHAM HIGH STREET
- 5 MINUTE WALK TO BECKENHAM JUNCTION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(68-80)	C		
(55-68)	D	76	77
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.