

# FOLKLANDS



PARK ROAD, BECKENHAM  
GUIDE PRICE £299,950













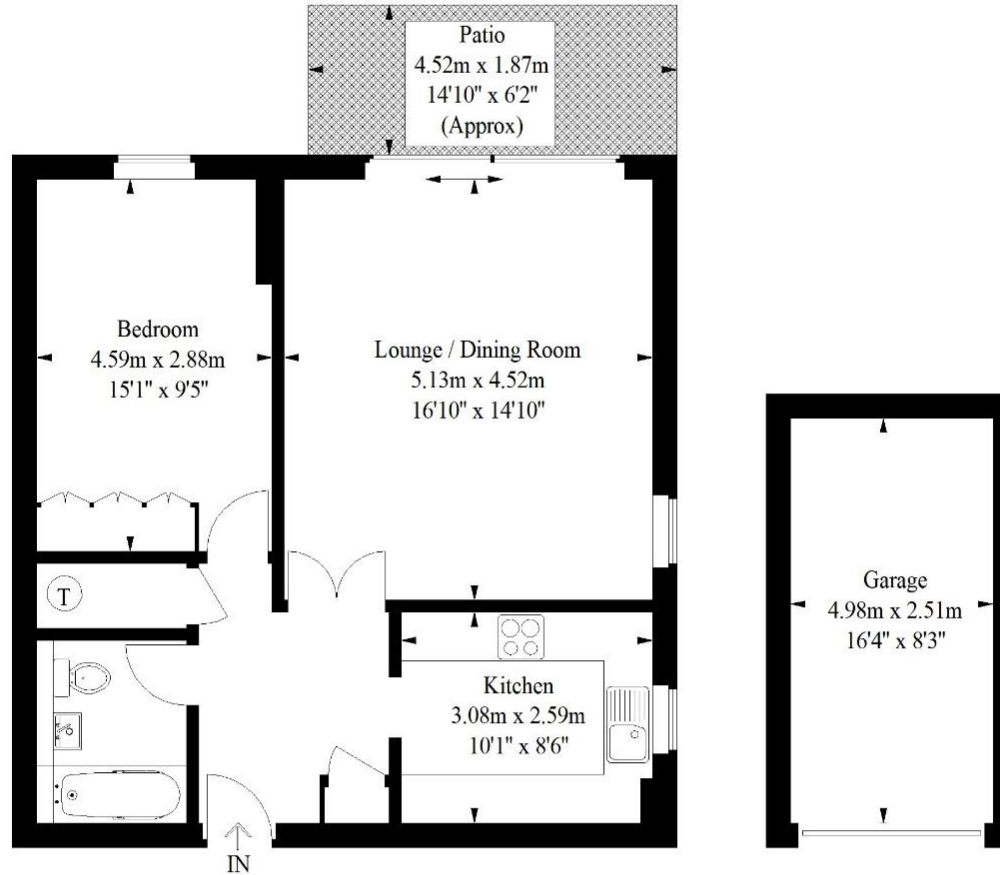


# Shelbourne Place, Park Road, Beckenham

Approximate Gross Internal Area = 61.2 sq m / 659 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 73.7 sq m / 793 sq ft



**Ground Floor**

(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.

FloorplansUsketch.com © 2019 (ID 535088)

INFO@FOLKLANDS.COM - 020 8686 0002

362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ LARGE ONE BEDROOM PURPOSE BUILT FLAT
- ❖ PRIVATE GARAGE EN-BLOC
- ❖ PRIVATE PATIO AREA
- ❖ SUPERBLY MAINTAINED
- ❖ 0.2 MILES FROM NEW BECKENHAM STATION
- ❖ 0.3 MILES FROM BECKENHAM JUNCTION
- ❖ BEAUTIFULLY LANDSCAPED COMMUNAL GROUNDS
- ❖ CHAIN FREE
- ❖ 659 SQFT OF INTERNAL FLOOR SPACE
- ❖ EPC EER D

**\*\* Chain Free \*\*** A larger than average one double bedroom ground floor apartment situated within this popular residential road, conveniently located only 0.2 miles from New Beckenham train station & 0.3 miles from Beckenham junction, which collectively offer direct services to London Victoria, London Bridge, Cannon Street, Charing Cross & Blackfriars.

Forming part of this beautifully maintained development, the property benefits from a private patio, a garage en-bloc, off road residents parking and manicured communal gardens.

The accommodation comprises one double bedroom with a full range of fitted wardrobes, a three-piece bathroom suite, ample hall storage, a separate fitted kitchen with a breakfast bar, and a 16'10 x 14'10 lounge/ dining room with sliding doors leading onto the private patio.

Furthermore, the property sits within close proximity to a plethora of shops, bars & restaurants in Beckenham town centre and several local gyms. In our opinion this property would make an ideal first time buy or a long-term investment.

