



Bedroom



Bathroom



- * EPC - Energy Rating: C
- * Council Tax: Band A
- * Studio Apartment
- * 6th Floor High-Rise
- * Beautiful Fitted Kitchen
- * Far Reaching Views
- * Delightful Shower Room
- * Near Beckenham Town
- * Laminate Wood Floors
- * Close to Railway Stations

A most unique Studio apartment with secure gated garage, situated on the 6th floor of this handsome and well-maintained residential purpose-built block, having far reaching and stunning westerly facing views across Beckenham, Sydenham, and Crystal Palace, with Croydon and London City in the background. The iconic Shard building is also easily spotted from here.

A superb first home or an excellent investment opportunity, while rental property is being letting as fast as it comes onto the market.

The property is superbly presented with neutral decor, down-lighters, and laminate wood flooring. The property briefly comprises an entrance hall; living area; kitchen; bedroom area, and separate shower/cloakroom. Features include: a double cloaks cupboard; a rack of modern shelving; open plan wardrobe; beautiful kitchen cabinets with additional storage cupboards; double shower unit, modern W.C. and large ceramic washbasin with storage cabinet underneath. In our opinion everything you could possibly need has been thoughtfully crafted into this delightful 'pied a terre'.

The garage area is accessed via fob through secure gates.

Viewing is highly recommended.

Entrance Hall *3.79m x 0.92m (12.44ft x 3.02ft)*

The entrance hall has a double cloaks cupboard, shelving, laminate wood flooring, door to the shower room and the hall opens out to the living area.

Living Area *3.32m x 3.23m (10.90ft x 10.61ft)*

Large living area is L-shaped measuring approximately 5.61m x 5.39m (18.42ft x 17.68ft). Laminate wood flooring,

Kitchen/Breakfast bar *2.45m x 2.31m (8.03ft x 7.59ft)*

A striking cream high-gloss kitchen with wall and base units and black laminate work surfaces and breakfast bar. There are black ceramic wall tiles, and integrated appliances. These include: fan-assisted oven, microwave, ceramic hob, dishwasher, washing machine, fridge and freezer. There is also a large tilt-and-turn window in the kitchen, electrical points and downlighters.

Bedroom Area *2.19m x 2.10m (7.19ft x 6.91ft)*

The bedroom area has an open wardrobe, laminate wood flooring, shelving, an electric convector heater, electrical points and ceiling downlighters.

Shower Room *1.62m x 1.93m (5.31ft x 6.33ft)*

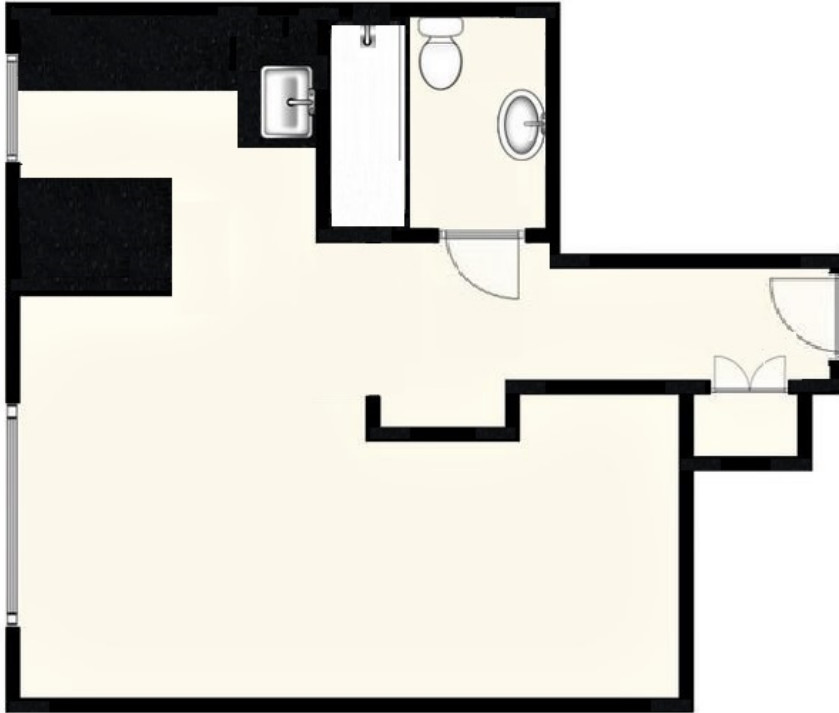
A beautiful and minimalist double shower, close coupled W.C., washbasin with mixertap in a vanity unit, ceramic floor and wall tiles, downlighters and an extractor fan.

Views

Stunning westerly far reaching views, showing The Shard, Canary Wharf, Crystal Palace mast and Croydon.

Garage

The garage is approached via security gates, and the garage for this property is an en-bloc garage, conveniently situated just outside the lower ground floor exit door. There is a lift there that takes you to the studio apartment on the 6th floor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 