



Benedict House

BECKENHAM



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Introducing

Benedict House

Totally refurbished and extended, this property retains all the character of the old with all the advantages of the new. The large windows and high ceilings echo the beautiful architecture of the original house, whilst the contemporary layouts and fittings offer all the conveniences of modern living.

It is set on the edge of the Copers Cope Road Conservation Area, close to New Beckenham Station, the town centre and Beckenham Junction. Living at Benedict House lets you experience the best of what both Kent and London have to offer.

Beckenham is well known for its beautiful parks, pretty high street, and set within one of the leafiest boroughs in London, yet is exceptionally well connected to London, with trains taking 16mins.



The Beckenham Lifestyle

Beckenham's winding high street is lined with independent shops and eateries, as well as a country-style pub dating back to the 17th century.

Enjoy tea or coffee in one of the independent cafes that line the high street, including an old converted police station.

And if you're a keen gardener, you can visit the popular garden centre and plant nursery.

Just minutes away is the expansive Beckenham Place Park with its wild swimming lake, woodland walks, and beautiful Palladium that hosts artists' studios, yoga and wellbeing classes, arts and crafts workshops and a café.

Since the Victorian era, Beckenham has been a popular place to live, with leisure villas for the wealthy and beautiful parkland.

The area still offers plenty of activities, including luxury gyms and sports centres, two large parks, allotments, a theatre, cinema and bars.



Everything
you want
close to home

Even though Central London is within easy reach, Beckenham itself has plenty to offer. There is a distinct sense of a village community here, created by the independent local boutiques and shops, from artisan coffee shops, farmers markets and zero waste food stores, to dog boutiques.

The Borough has the lowest population density across all London Boroughs and is a nice place to live, with a crime rate 30% below the London average.

Central London is just 30 minutes away by train from Beckenham's Zone 4 stations, with regular services running into the night.

On the Move



ON FOOT

NEW BECKENHAM TRAIN STATION

1 minute

WAITROSE

14 minutes

BECKENHAM JUNCTION TRAIN STATION

14 minutes

BECKENHAM HIGH STREET

19 minutes

BECKENHAM PLACE PARK

24 minutes

KELSEY PARK

26 minutes

BY ROAD

THE GLADES, BROMLEY

13 minutes

BLACKHEATH

20 minutes

THE WHITGIFT CENTRE, CROYDON

21 minutes

O2 ARENA

32 minutes

LONDON CITY AIRPORT

39 minutes

GATWICK AIRPORT

51 minutes

BY TRAIN
(from New Beckenham train station)

LONDON BRIDGE

16 minutes

LONDON CHARING CROSS (FOR WEST END)

26 minutes

LONDON CANNON STREET

27 minutes

LONDON BLACKFRIARS

34 minutes

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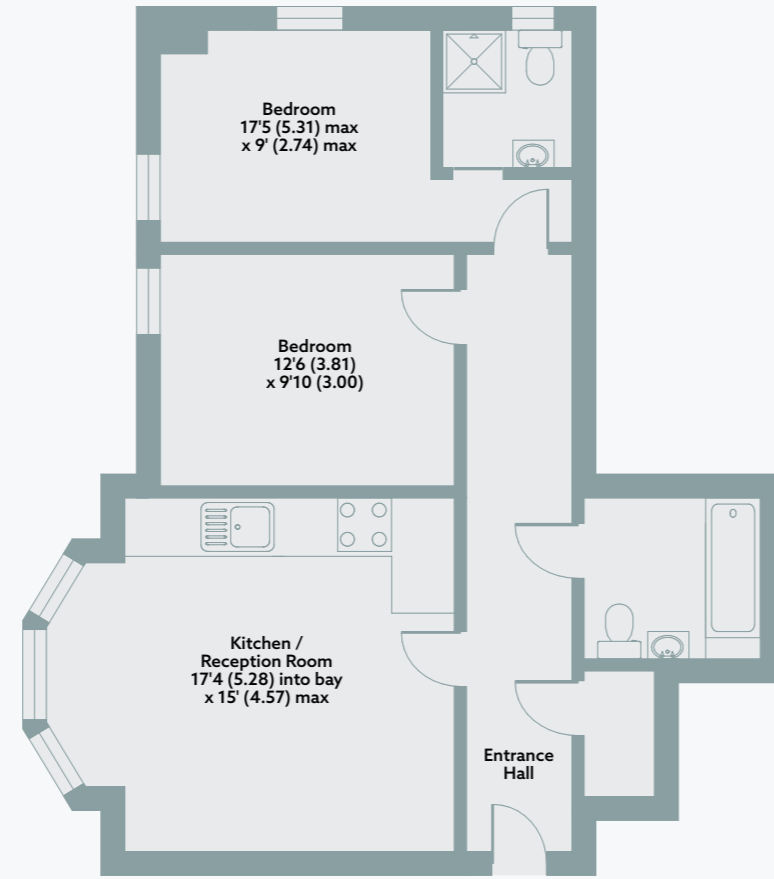
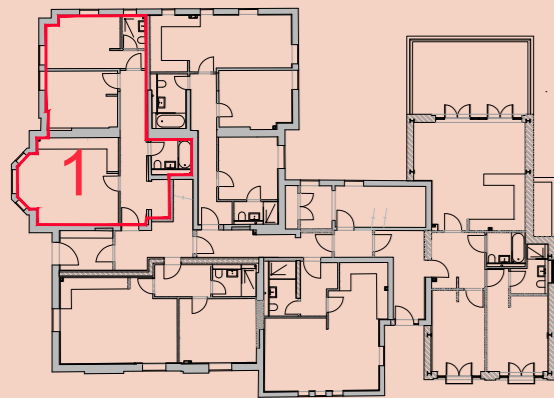
51 minutes



Travel times are based on minimum journey times available. Sources: Trainline.com and Google maps. July 2022.

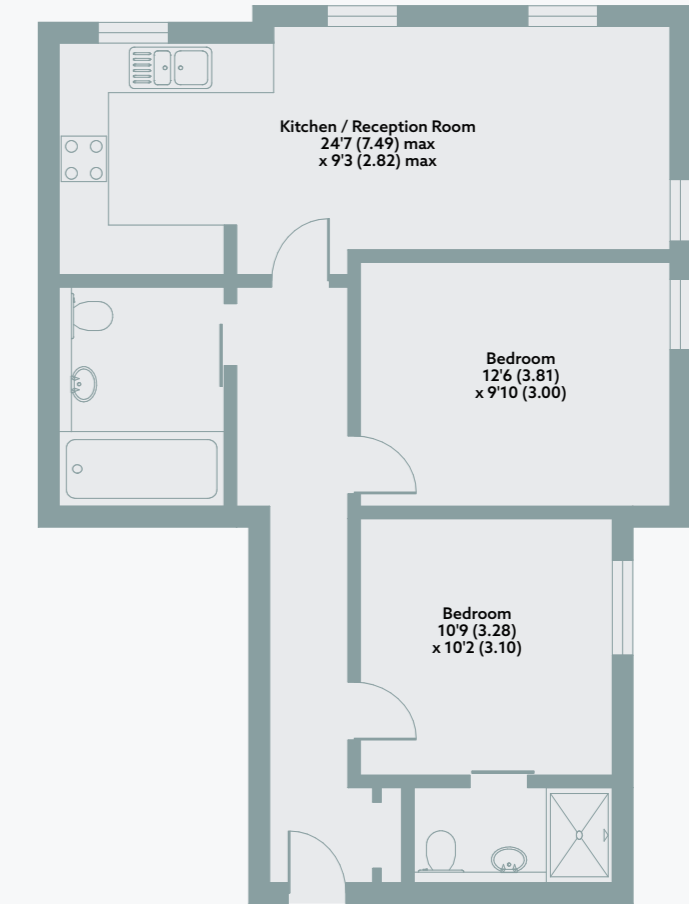
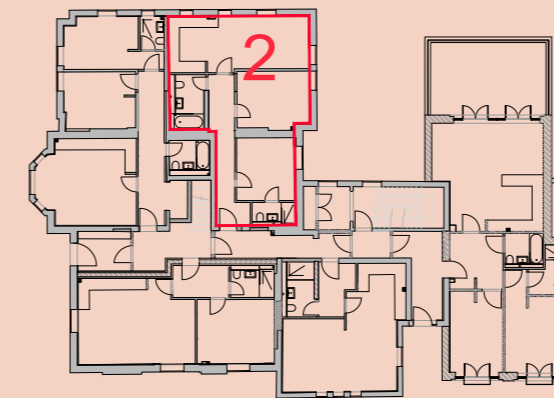
Home 1

Ground Floor



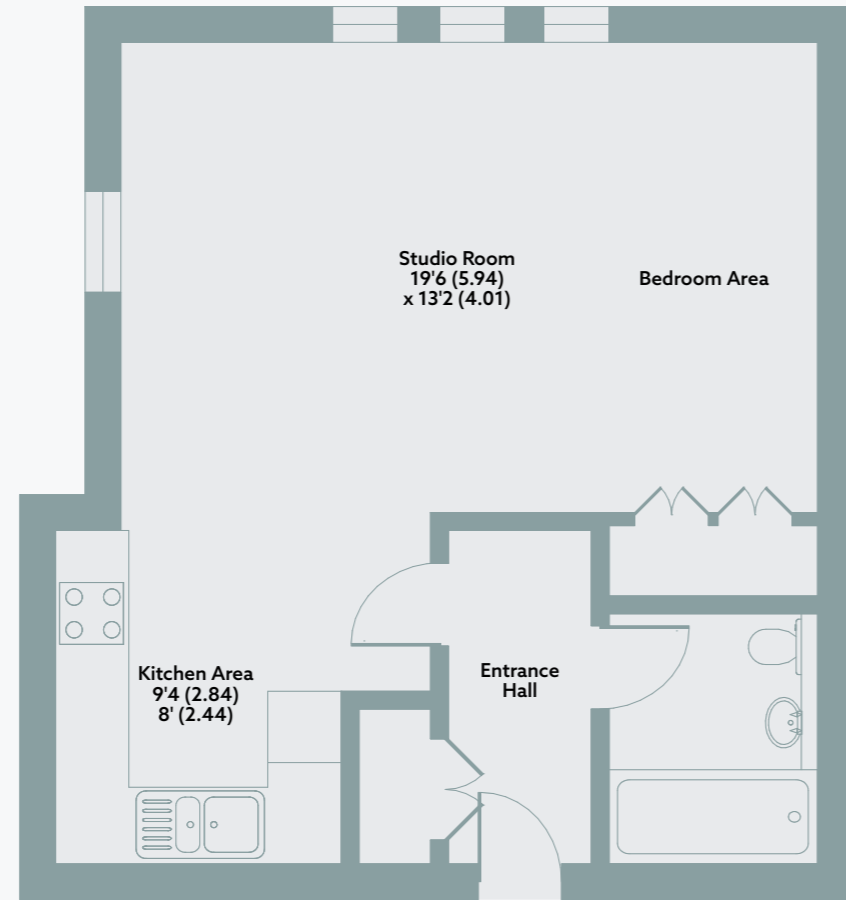
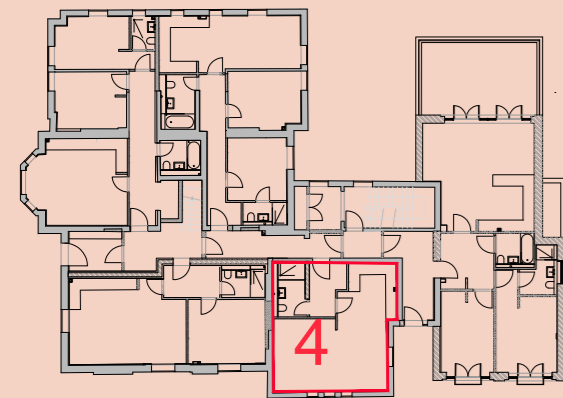
Home 2

Ground Floor



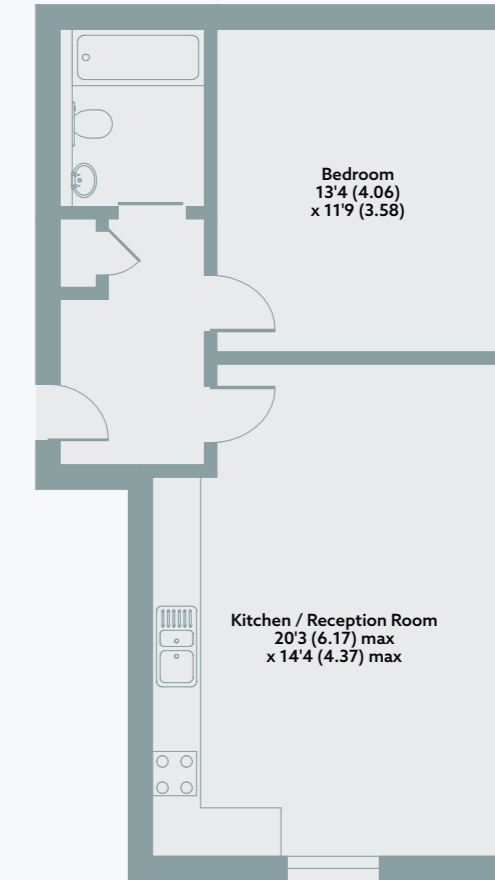
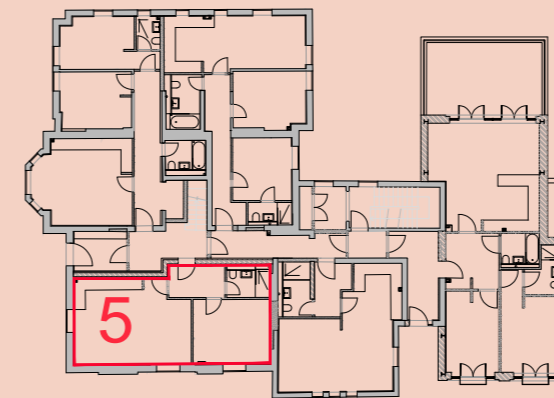
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Ground Floor



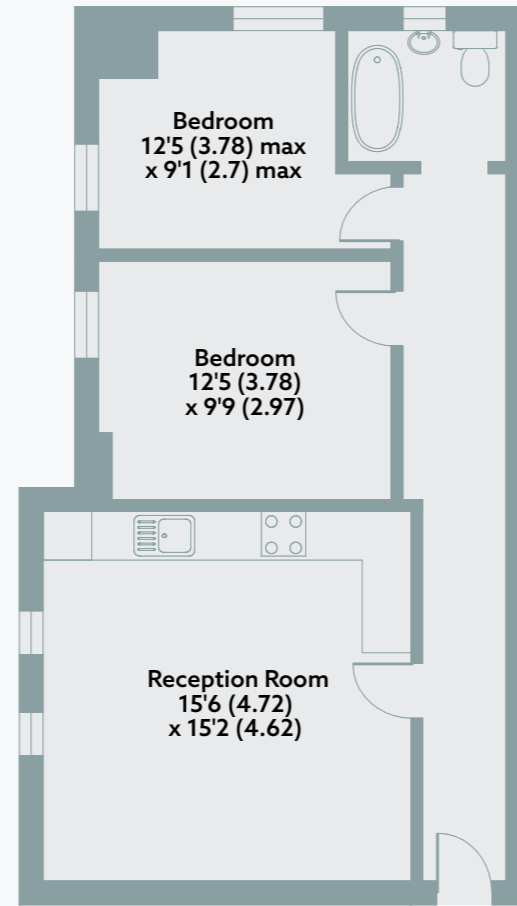
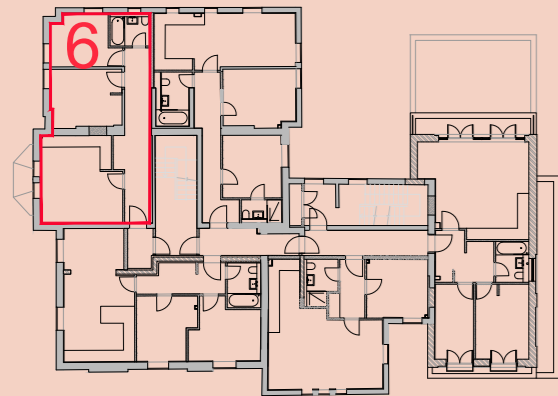
Home 5

Ground Floor



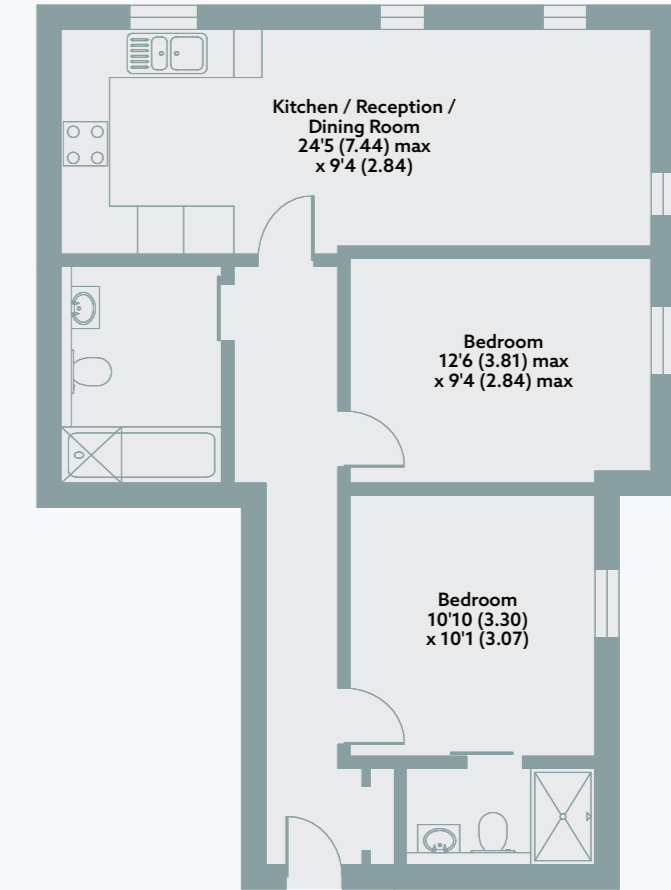
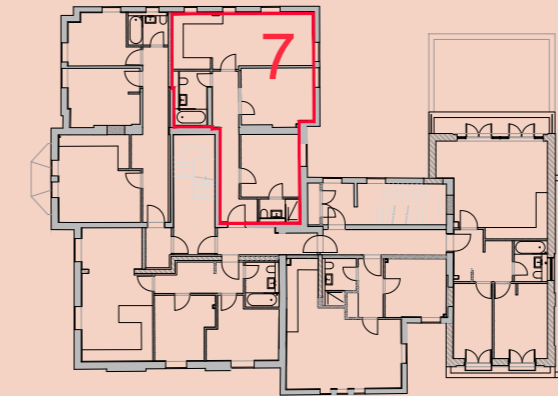
Home 6

First Floor



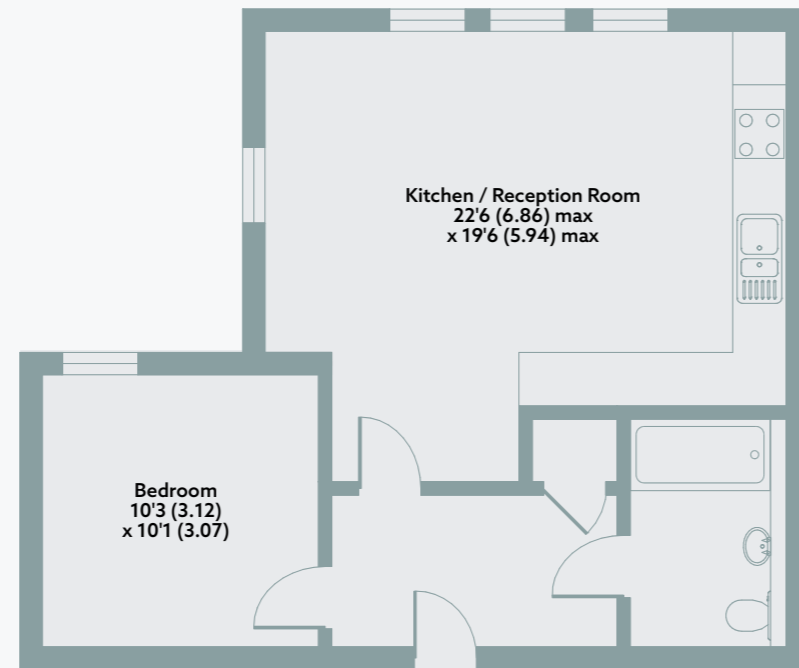
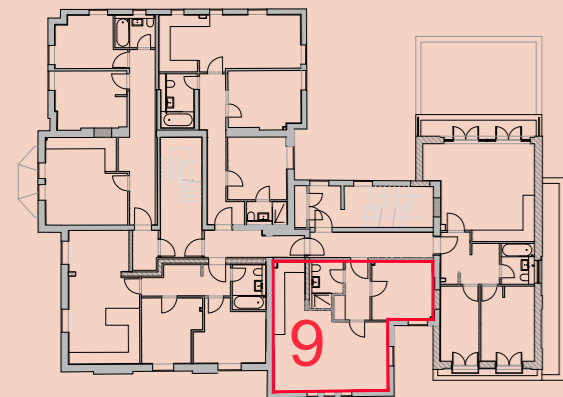
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First Floor



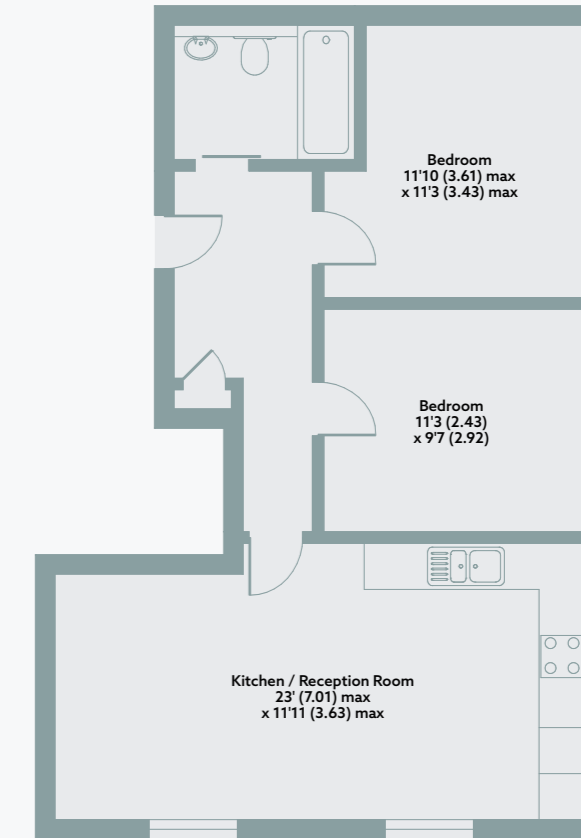
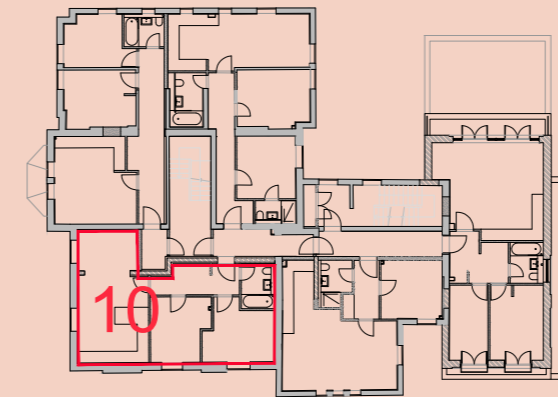
Home 9

First Floor



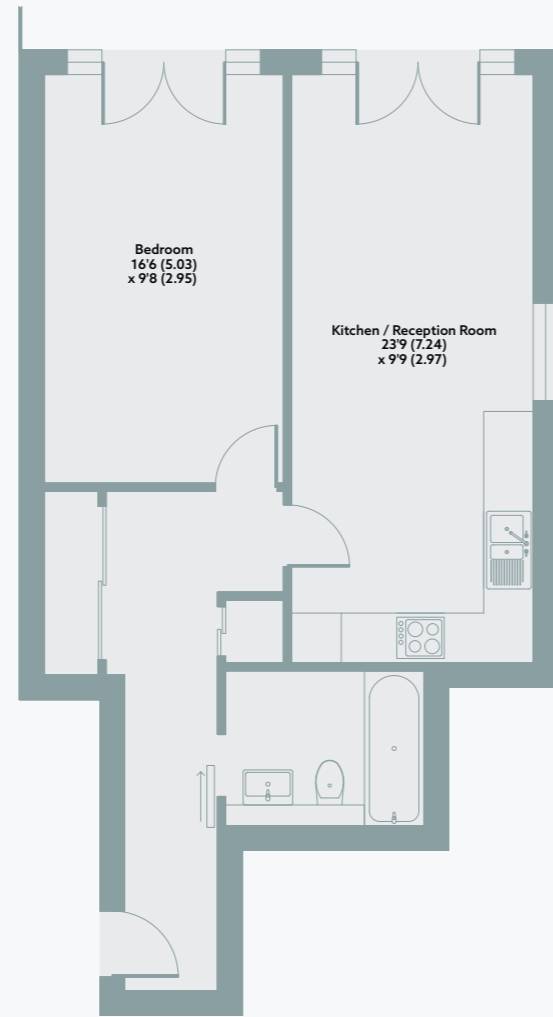
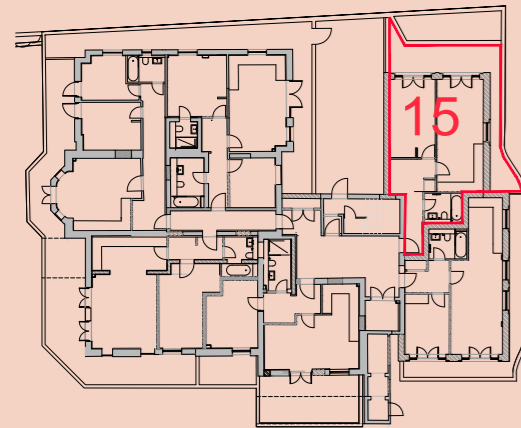
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First Floor



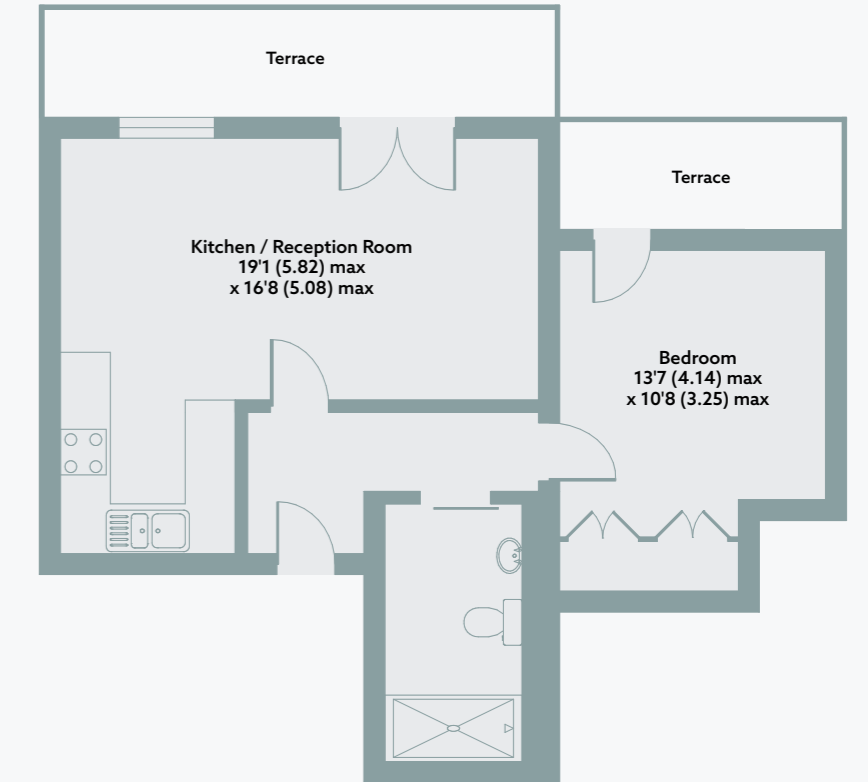
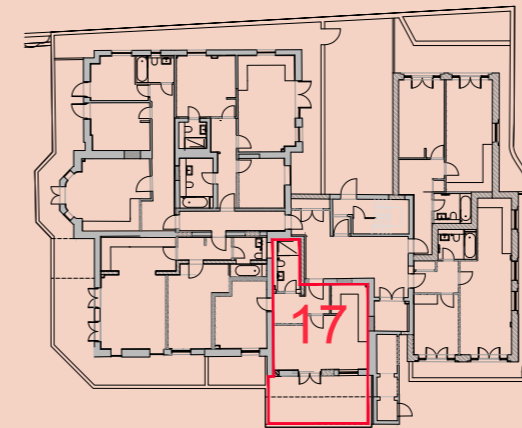
Home 15

Lower Ground Floor



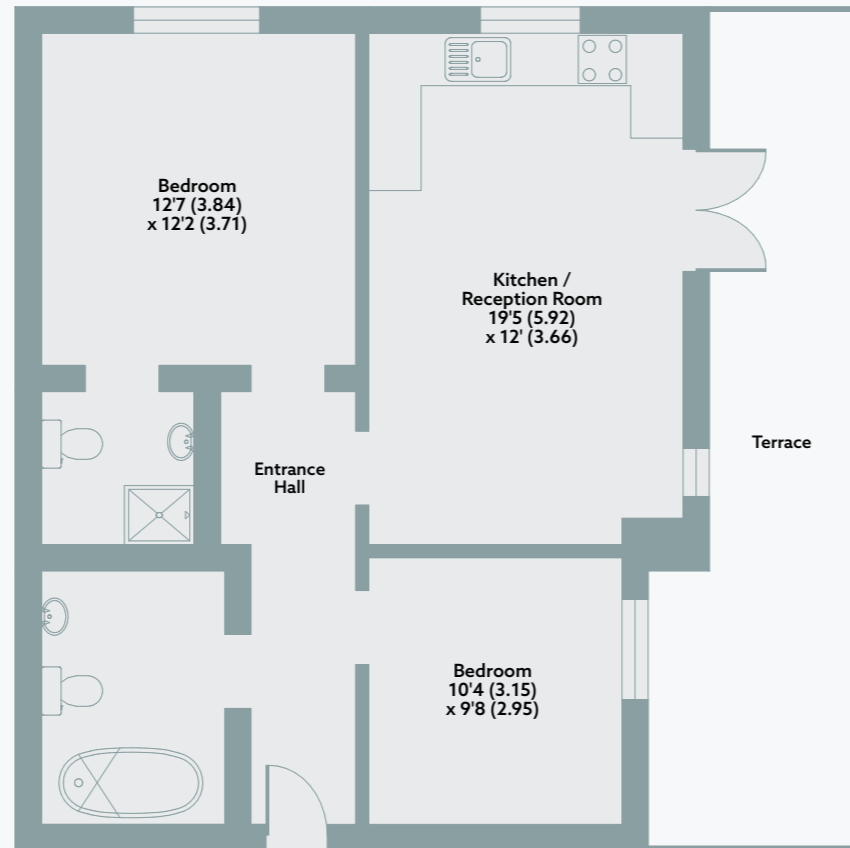
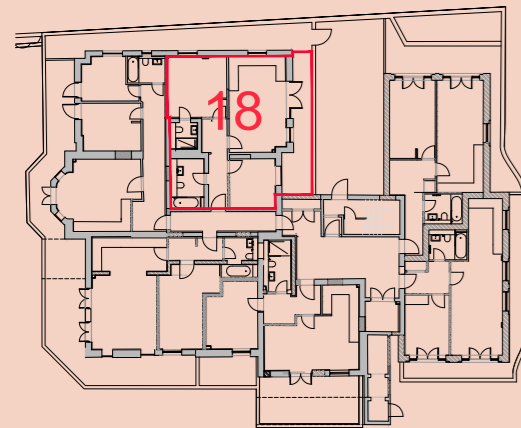
Home 17

First Floor



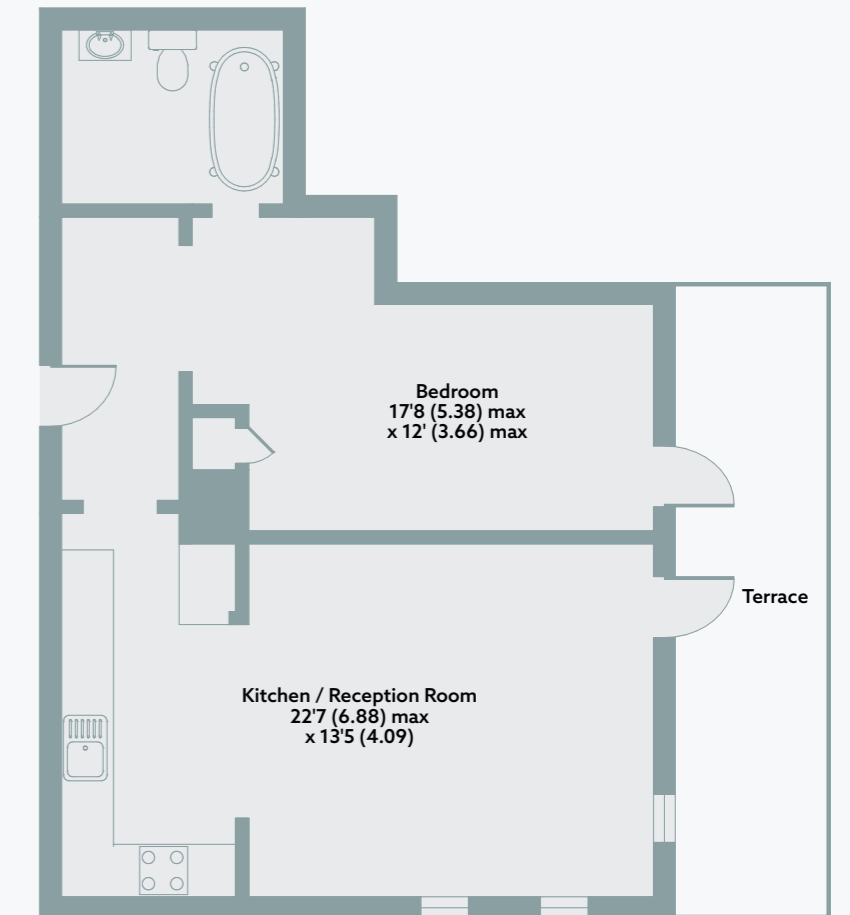
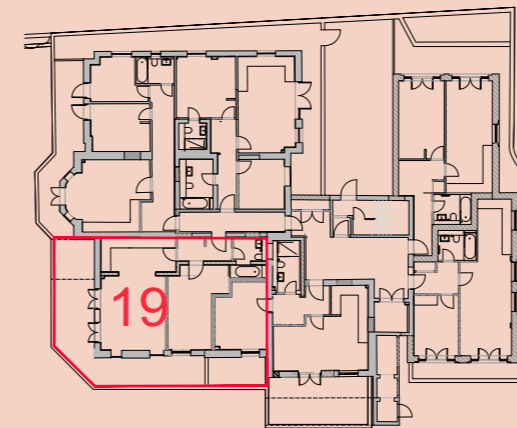
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Lower Ground Floor



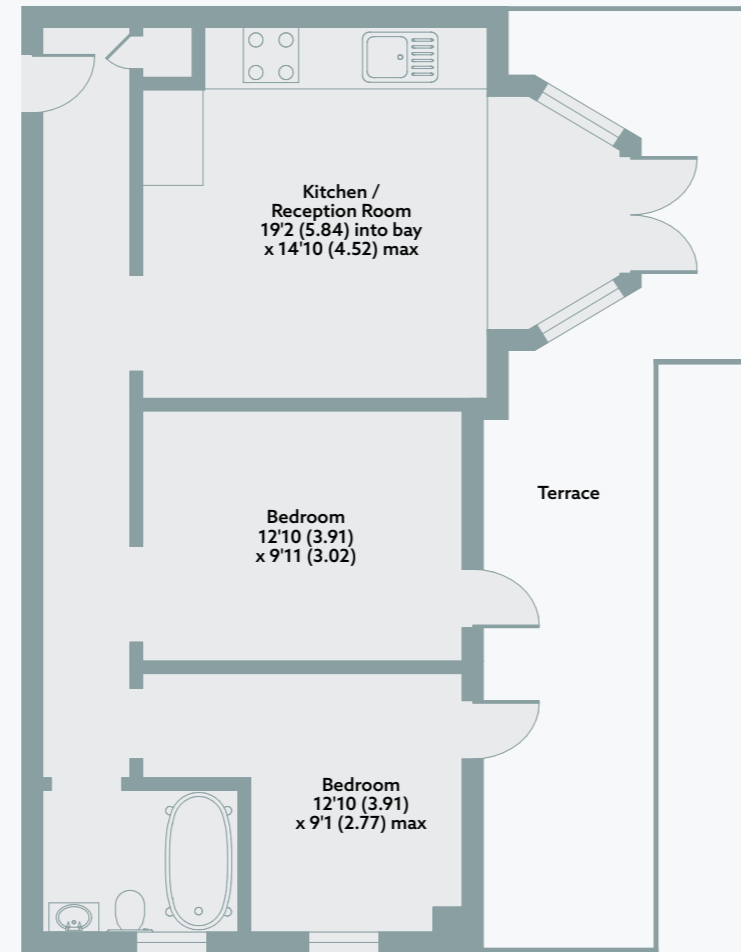
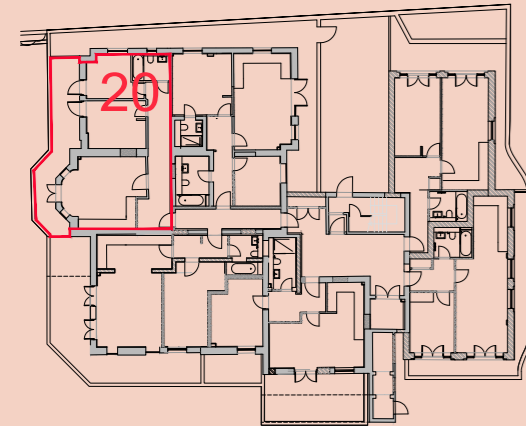
Home 19

Lower Ground Floor



Home 20

Lower Ground Floor



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Specification

Kitchens

- Neff Ceramic hob
- Neff integrated oven
- Integrated AEG cooker hood
- Integrated AEG fridge/freezer
- Integrated AEG dishwasher
- AEG washing machine
- Stainless steel Blanco one and a half bowl recessed sink with mixer tap
- Wren Country Ermine units in Pebble with polished chrome ruby knobs
- Apollo or Ice White quartz worktops and matching upstand

Bathrooms and ensuites

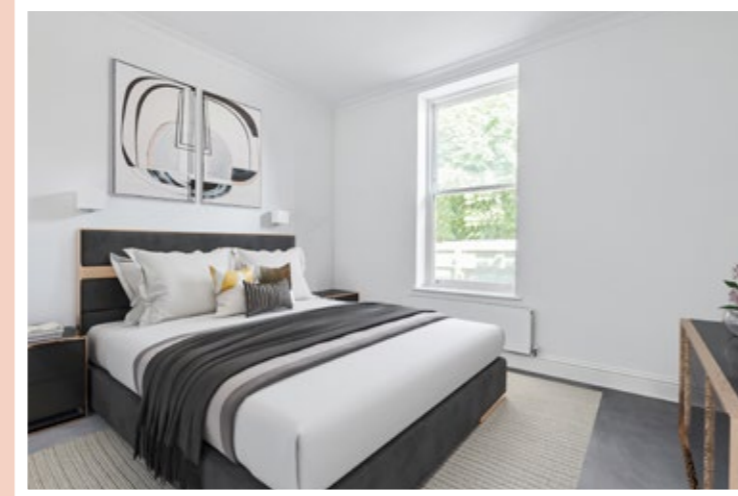
- Contemporary sanitaryware in white
- Grohe or Aqualisa mixer taps and showers
- Glass shower screen over bath
- Shower tray with glass partition and door (where applicable)
- White Metro wall tiles
- Dvomo Berkley Charcoal floor tiles

Internal finishes

- Woodpecker Brecon River Oak laminated mineral plank flooring to kitchen, living room and hallway
- Neutral coloured hessian backed twist carpet to bedrooms
- Walls painted in white emulsion
- Smooth ceilings in white emulsion
- Skirting boards and architraves finished in white

Doors and windows

- Solid front door
- Double glazed sash style windows with white finish
- White 4 panel internal doors with polished chrome ironmongery



Heating

- Vaillant gas fired boiler
- Central heating with radiators
- Nest heating control
- Underfloor heating to bathrooms
- Heated chrome towel rail to bathroom



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Electrical

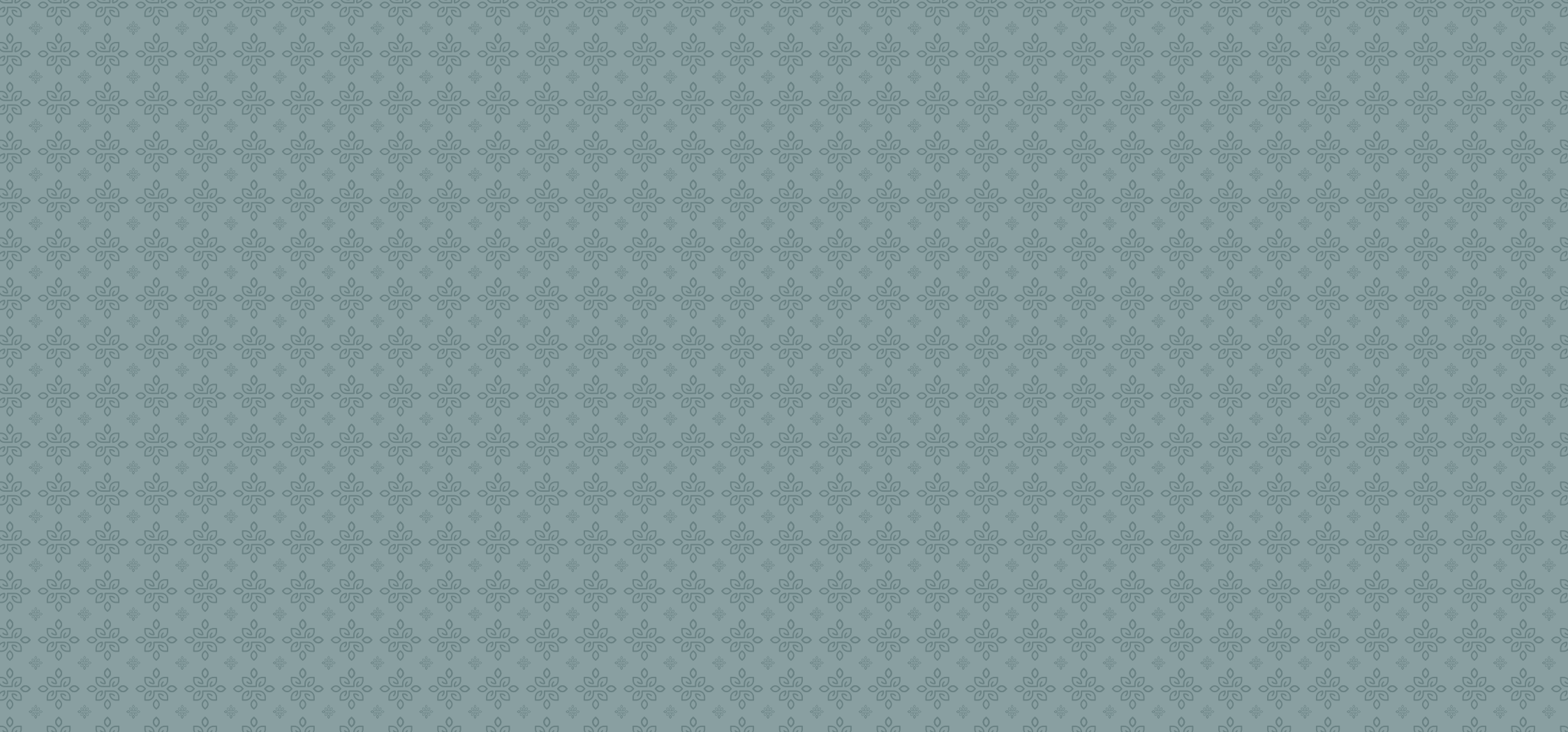
- Recessed downlights to kitchen, living room and bathrooms
- Pendant fittings to bedrooms
- Media and TV points to living room
- CCTV access panel

General

- 10 year Advantage warranty
- 125 year lease
- A service charge will be payable for the maintenance of the shared facilities and communal areas

Please note the developer reserves the right to make material changes to this specification. Kitchen and bathroom designs and layouts will vary, please speak to the selling agents for further information.





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URBAN RE

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