



WICKHAM ROAD, BECKENHAM

Beds 1 | Baths 1 | Reception Rooms 1

Situated directly opposite the picturesque Kelsey Park, this well-presented 1 bedroom, second-floor retirement apartment on Wickham Road offers comfortable and conveniently arranged accommodation in a highly sought-after Beckenham location. The property comprises a spacious living room, well-proportioned double bedroom, fitted kitchen, shower room and welcoming entrance hall, creating a practical and comfortable home.

The apartment enjoys an enviable outlook and location, with Kelsey park virtually on the doorstep, providing beautifully landscaped grounds, peaceful walking routes and green open space to enjoy.

Designed for retirement living, the property offers an appealing combination of comfort, convenience and a well-connected setting.

Beckenham High Street is nearby, providing a variety of shops, cafés, restaurants and everyday amenities, while the surrounding area offers a wealth of leisure and recreational facilities.

Excellent transport links are also close at hand, including Beckenham Junction with National Rail and tram services, together with New Beckenham station and local bus routes providing convenient connections to surrounding areas and central London.

Offering a peaceful position directly opposite one of Beckenham's most attractive parks, whilst remaining close to local amenities and transport connections, this retirement apartment represents an excellent opportunity for those seeking a comfortable and conveniently located home in a desirable area.

This property is subject to probate and we are instructed by an executor who has limited knowledge of the property; therefore, we have used our best endeavours to include all material information in the property particulars, however please be advised that you should make your own independent enquiries.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY INFORMATION

SERVICES

- Electricity: Mains
- Gas: N/A
- Heating: Electric
- Sewerage: Mains
- Council Tax: Band C

LEASEHOLD INFORMATION

- Service Charge: TBC
- Ground Rent: TBC
- Leasehold Expires: 1st September 2112

IMPORTANT NOTICE

Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or vendor. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. We have not carried out a survey of the property or tested services, systems or appliances. Reference to alterations or use of the property is not a statement that planning, building or other consent has been obtained. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. We recommend that all information provided is verified by yourselves on inspection and by your Surveyor/Legal Adviser.

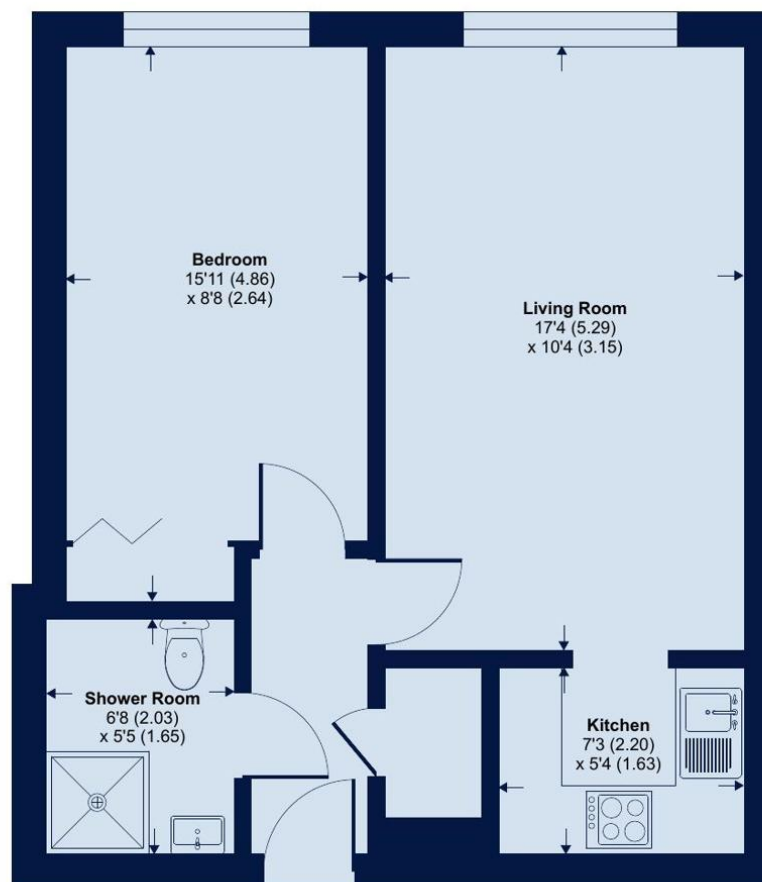
Broadband and Mobile Coverage

For broadband and mobile phone coverage at the property in question please visit: <http://checker.ofcom.org.uk/en-gb/broadband-coverage> and <http://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.

Wickham Road, Beckenham, BR3

Approximate Area = 456 sq ft / 42.4 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for JDM Estate Agents. REF: 1512884



PLEASE NOTE: Floorplans are intended as a visual representation for marketing purposes only and should not be relied upon for valuation or survey purposes

