

# LEONARD PLACE, BR2

## £525,000



408 Upper Elmers End Road  
Beckenham Kent BR3 3HG  
0208 166 0400

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A beautifully presented three bedroom semi detached family house with original features throughout. The property is conveniently located for road access into Bromley with its links into London and its vast array of shops, Ravenswood Boys School and Keston Primary School is just a short distance away. The entrance hall comprises of two reception rooms, fitted kitchen and bathroom with a three piece suite.

The first floor comprises of three bedrooms with ensuite to the master bedroom.

The property also benefits from approx 80ft rear garden, gas central heating, off street parking for two cars, a loft and cellar ideal for storage.

The property has potential to extend STPP.

**CALL US ON 0208 166 0400**







TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 SQ.M.)

Measurements are approximate, not to scale and for illustrative purposes only.

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		78	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	43		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

