

Fifty BURNHILL
ROAD Beckenham, London



The Apartments

Set in the heart of Beckenham and within touching distance of the wonderful amenities on offer – welcome to Fifty Burnhill Road.

This superior apartment collection is set back from the popular high street and includes Studio, One Bedroom, and Two Bedroom properties.

Upon entry, you are greeted by a hotel-style entrance foyer, setting the tone for your new apartment. Each apartment features private outdoor space and is designed to a high standard for a luxurious living experience. They include underfloor heating, handleless kitchens, quality integrated appliances, bespoke fitted mirrored wardrobes, and excellent insulation.





Specification



Kitchens

- Custom designed contemporary German handleless kitchens with soft close mechanisms
- Quartz work tops with hob backsplash
- Under counter stainless steel sink with contemporary satin chrome taps
- Telescopic integrated extractor fans
- Quality Bosch appliances fully integrated or similar

Bathrooms

- Quality sanitaryware supplied by ideal standard
- Contemporary wall-hung ceramic wash basin with chrome basin mixer
- Back to wall WC with concealed cistern with chrome dual flush plate & shelved vanity above
- Thermostatically controlled exposed valve shower & rail kit
- Low profile shower trays with sliding glass doors
- Mirror cabinets wall hung above shelved vanity
- Full bodied porcelain wall and floor tiling
- Chrome heated towel rail

Heating & Electrical

- Air-source heat pump with mechanical extract ventilation
- High performance white steel radiators
- Smoke and heat detectors fitted as standard
- Intruder alarms wired-in for ground floor apartments
- Audio intercom system
- Generous allocation of power points and data/tv points
- Well-designed electrical and lighting specification

Windows

- Double glazed pvc windows with glass doors to terraces

Doors

- Primed grooved entrance doors to apartments
- Painted internal flush contemporary doors
- Satin chrome door fittings

Wardrobes

- Custom made fitted mirrored wardrobes

Internal Finishes

- Low Energy Design – EPC – B & C rated
- Underfloor heating
- All walls and ceilings are skim-finished and painted throughout as standard
- High-quality joinery and ironmongery specification throughout
- Excellent levels of insulation to walls, floors and roof
- Thermally insulated external walls

Entrance, Foyer & Communal Corridor

- Luxury hotel style entrance foyer
- High quality wool herringbone carpet to all corridors
- Italian Porcelain tiling in main entrance lobby & stairwell
- Individual mailboxes





Piccolo Café

Beckenham High Street

Provides freshly prepared Mediterranean dishes created by their culinary in house expert. Great selection of wines & cocktails.



Blackbird Bakery

Beckenham High Street

A South London favourite. A one-stop shop for everything from freshly made bread, sandwiches, pastries, daily cake offerings and local coffee.

Pera Beckenham

Beckenham High Street

Fancy a night off cooking? Pera provides the perfect spot for casual dinner plans with a menu packed full of Turkish/Mediterranean dishes as well as a large selection of cocktails.



The George Inn

Beckenham High Street

You'll always find a warm welcome at The George Inn in Beckenham. It's a place where you can enjoy the day whether you fancy a few rounds, a spot of lunch or a cosy meal.



Location

Beckenham, previously named in the Sunday Times 'Best Places To Live' guide, offers a warm community atmosphere and vibrant culture.

The high street provides boutique shopping, diverse dining options, and a variety of coffee shops and bars.

For transport, Beckenham Junction is just a 0.5-mile walk away, with regular services to London Victoria, London Bridge, and Blackfriars. Nearby parks include Kelsey Park, Beckenham Place Park, and Croydon Road Recreation Ground, which hosts high-profile events in the summer.



Beckenham Place Park

Beckenham Hill Road

A large park located near Beckenham. The Palladian-style mansion that gave its name now serves as a community centre and café.



Kelsey Park

Manor Way

Just a short walk away, Kelsey Park offers the perfect spot for a Sunday Stroll around the pond, or stop at the Cafe for a coffee.



Papilo

Beckenham High Street

A concept and lifestyle, an opportunity to take time out and unwind in an ambient atmosphere, bringing together community, friends and family.

Fee & Brown

Beckenham High Street

Beautiful coffee shop serving locally sourced cakes, pastries, artisan sandwiches and salads.



Transport & Connections

Commuting couldn't be easier with Beckenham Junction just a short walk away, connecting you to Central London in under 30 mins.

Please note - Train times shown are correct at time of print, from Beckenham Junction. Source: Trainline - Tram times shown from Beckenham Junction, Source: tfl.gov.uk

Walking

Beckenham Junction
7 Mins

Clock House
12 Mins

Kent House
20 mins

Train

Crystal Palace
10 Mins

Bromley
7 Mins

London Victoria
23 Mins

London Bridge
38 Mins

Tram

East Croydon
26 Mins

Wimbledon
47 Mins





For more information contact:

020 8315 6996
acorngroup.co.uk/fityburnhill

Selling Agents:



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R U S S E L L

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