



63 Copers Cope Road, BR3 1NJ

£425,000

02087029999

[development@pedderproperty.com](mailto:development@pedderproperty.com)

**pedder**  
NEW HOMES





## In General

- Newly Refurbished
- 10 Year Structural Warranty
- Close to New Beckenham Station

## In Detail

### The Development

Benedict House is located on Copers Cope Road and is a scheme of 15 new flats within the original characterful building and 4 new build flats to the rear. All the units contain many original features, including high ceilings and large windows. The flats are fitted with bespoke high spec kitchens with AEG and Neff integrated appliances giving a period-style to these new kitchens. The flats come with a Nest smart thermostat and underfloor heating in the bathrooms. There are also off-street parking spaces available to purchase at the front of the building. The flats are sold with a new 125 year lease and a 10 year Advantage structural warranty.

### Flat 7

This 710 sqft first floor 2-bed, 2 bath flat has two good size double bedrooms with high ceilings and plenty of light. The master bedroom has a stylish en-suite and there is an additional family bathroom located off the entrance hallway which leads into the bright kitchen/living area. Off-street parking is available by separate negotiation.

More 2 bed flats available - Please enquire for more information.

### Location

Benedict House is ideally located less than a 2 minute walk to New Beckenham Station, which provides fast trains into London Bridge in 16 mins and Charing Cross in 26 mins. There are several parks within a short walk and also a Waitrose and the other amenities of Beckenham. Everything you could need is on your doorstep.


Please enquire now to book in your viewing appointment

NB: Images are of the flats, but virtually staged

EPC: | Council Tax Band:



# Floorplan

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

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