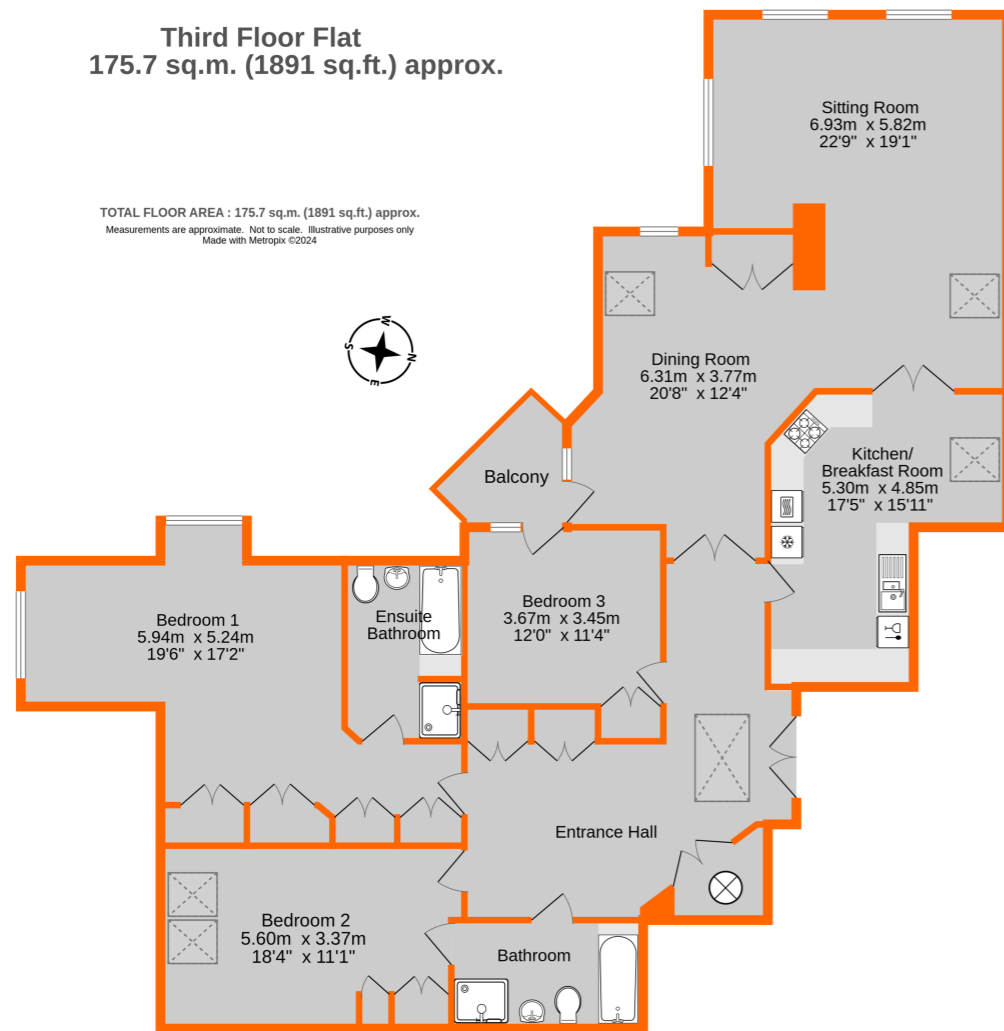


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Third Floor Flat**  
 175.7 sq.m. (1891 sq.ft.) approx.

TOTAL FLOOR AREA : 175.7 sq.m. (1891 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2024



**Disclaimer:** All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and may also recommend firms of Solicitors and Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.  
 For further details please visit our website - [www.proctors.london](http://www.proctors.london)



Viewing by appointment with our Beckenham Office - 020 8650 2000

16 Kelsey Park Mansions, 78 Wickham Road, Beckenham, Kent BR3 6QH  
**£975,000 Share of Freehold**

- Penthouse apartment with three double bedrooms
- Amazing sitting/dining area
- uPVC double glazing & central heating
- Two spacious bathrooms
- Secure underground parking (2 spaces)
- Share of freehold
- Well fitted kitchen/breakfast room
- Chain free, backing Kelsey Park

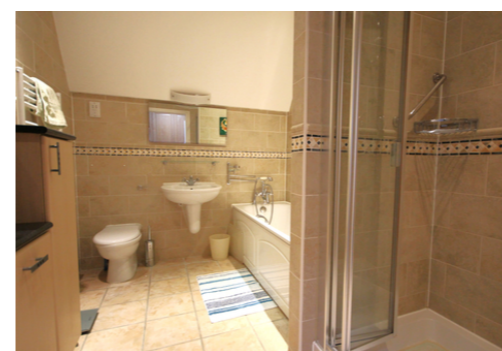
## 16 Kelsey Park Mansions, 78 Wickham Road, Beckenham, Kent BR3

### 6QH

This prestigious age exclusive development (over 55) is situated beside a main entrance to the beautiful Kelsey Park and enjoys a secure setting with lift access from the underground car park to the top floor. 16 Kelsey Park Mansions is the largest Penthouse apartment within the development with 1891 sq ft of accommodation. The impressively spacious sitting room, having windows to three sides and door to the balcony offers light and airy open plan design of accommodation with distinct areas for sitting and dining, is ideal for entertaining. The kitchen/breakfast room is fitted with a range of white units with granite worktops and integrated appliances. The rather generous main bedroom has a comprehensive range of wardrobes and an en-suite bathroom which also has a shower cubicle. The two further bedrooms are large double rooms, the main bathroom is fitted with a white suite. The wonderful communal grounds are beautifully maintained with paved pathways, lawn and terraced areas. We recommend a viewing of this unique apartment, rarely available and marketed for the first time since purchased new by the current owner.

#### Location

In an excellent position beside entrance to Kelsey Park with pathways to the beautiful lake and leading through the park to Beckenham High Street (about three quarters of a mile away). Local shops are only a few hundred yards away at the end of the road, by the Park Langley roundabout where there is also a Tesco Express. From Beckenham Junction there are trains to Victoria and The City as well as tram services to Croydon and Wimbledon. Bus services run along Wickham Road to Beckenham (including Beckenham Junction station) and Bromley Town Centre.



#### Ground Floor

##### Communal Entrance

stairs and lift to

#### Third Floor

##### Front door to

##### Hall

spacious with uPVC double glazed roof lantern, built-in airing cupboard housing hot water tank, large built-in coats/storage cupboard, coving, video entryphone system

##### Sitting Room

6.93m x 5.82m (22'9" x 19'1") a fantastic room with windows to three sides, central real flame gas fire, coving, open to

##### Dining Room

6.31m x 3.77m (20'8" x 12'4") windows to side, door to balcony, built-in storage cupboard

##### Balcony

views towards Kelsey Park

##### Kitchen/Breakfast Room

5.30m x 4.85m (17'5" x 15'11") window to side, fitted with a range of white units comprising granite working surface to four walls with cupboards and drawers under, built-in Bosch electric oven, 5 ring gas hob with extractor funnel over and microwave, integrated Neff fridge/freezer, Bosch dishwasher (currently not working), integral Indesit washing machine, eye level cupboards to three walls, one housing Worcester gas fired boiler for central heating and hot water installed in 2018, tiling to four walls,

ceramic tiled floor

##### Bedroom 1

5.94m x 5.24m (19'6" x 17'2") windows to side and rear, built-in wardrobes and fitted wardrobes to one wall, coving

##### En-Suite Bathroom

fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal washbasin, toilet with concealed cistern, fully tiled shower cubicle, heated towel rail, fitted cupboard and shelving, extractor fan, ceramic tiled floor, spotlights, fully tiled walls

##### Bedroom 2

5.60m x 3.37m (18'4" x 11'1") windows to rear, built-in wardrobes to one wall, coving, door to Jack & Jill bathroom

##### Jack & Jill Bathroom

fitted with a white suite comprising panelled bath with mixer tap and shower attachment, fully tiled double shower cubicle, toilet with concealed cistern, ceramic tiled floor, fully tiled walls, large wall mirror, extractor fan, fitted cupboard to one wall

##### Bedroom 3

3.67m x 3.45m (12'0" x 11'4") windows to rear and door to balcony, built in cupboard, coving

#### Outside

##### Communal Gardens

beautifully maintained and landscaped with paved pathways and terraced area, borders and lawn with established shrubs and trees to boundaries backing

onto Kelsey Park

#### Parking

underground car park accessed via electrically operated gates with two allocated spaces, lift to all floors

#### Storage

accessed from car park, locked store with allocated lockers

#### Lease Details

##### Lease

Lease 999 years from 2008 with Share of Freehold - to be confirmed

##### Ground Rent

vendor has confirmed there is no ground rent payable - to be confirmed

##### Maintenance

vendor has confirmed the maintenance is £3,902.96 per annum - year ending 8th March 2024

##### Agents Note

Under the Estate Agency act, 1979, we are obliged to give notice that the vendor of this property is related to a member of staff at Proctors Beckenham office