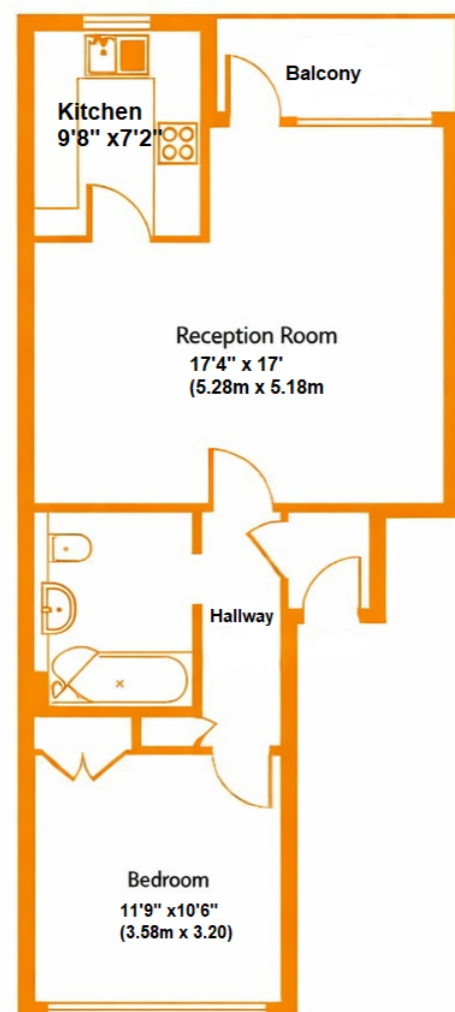


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Lankton Close, BR3
 Flat area approx: 549 sq ft / 51.0 sq m

For illustration purposes only - Not to scale. The position and size of all doors, windows and other features are approximate only. Reference: Darcy-Stout Limited

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



Viewing by appointment with our Beckenham Office - 020 8650 2000

40 Lankton Close, Beckenham, Kent BR3 5DZ

£275,000 Share of Freehold

- Double bedroom
- Bathroom with white suite
- Share of freehold
- 17'4" x 17' L-shaped living room
- Central heating and double glazing
- Garage en-bloc
- Easy access to High Street
- Fitted kitchen with appliances

40 Lankton Close, Beckenham, Kent BR3 5DZ

This larger-than-average, chain-free one-bedroom flat is positioned on the first floor of a well-regarded and neatly maintained development, offered with the advantage of a long lease and a share of freehold. The property opens with a welcoming entrance hall leading through to a generous 17'4" x 17' L-shaped living and dining room, a bright and versatile space with direct access to a private balcony. The adjoining kitchen is fitted with a range of units and includes a built-in oven and hob. The double bedroom features a built-in wardrobe, while the bathroom is finished with a modern white suite comprising a bath with overhead shower, handheld attachment and rainfall shower head. Additional benefits include double-glazed windows and gas central heating via a combination boiler. Externally, residents enjoy well-kept communal gardens along with the convenience of a garage en-bloc, making this an appealing home for buyers seeking space and comfort

Location

Lankton Close is accessed by vehicle from Westgate Road, yet at the end of the close—right beside this block—there is a convenient footpath leading directly onto Bromley Road. Here you'll find local shops at Oakhill Parade along with The Chancery gastro pub just a few yards away. Regular bus services run along Bromley Road, while Beckenham High Street is only around a third of a mile from the property, offering a wide range of cafés, restaurants and independent boutiques. Beckenham Junction is within easy reach, providing rail services to Victoria and The City as well as tram connections to Croydon and Wimbledon. Kelsey Park and Beckenham Place Park are both close by, offering beautiful green spaces to enjoy. New Beckenham station is a little over a mile away, with trains to London Bridge, Waterloo, Charing Cross and Cannon Street, along with DLR connections at Lewisham.



Ground Floor

boiler for central heating and hot water, tiling to four walls, ceramic tiled floor

freehold

Communal Entrance

stairs to

Bedroom

11' 9" x 10' 6" (3.58m x 3.20m) uPVC double glazed windows to front, built-in double wardrobe, double radiator

Service Charge

service charge is £1,566.32 for the period from 01/04/2025 to 31/03/2026

First Floor

Front door to

Entrance Lobby

Entrance Lobby

door to

Bathroom

fitted with a white suite comprising panel bath with mixer tap and shower over with shower attachment and rain head, wash basin with mixer tap and cupboards under, toilet, chrome heated towel rail, extractor fan, spotlights, tiling to three walls

Ground Rent

the vendor has advised us that there is no ground rent payable

Entrance Hall

built-in cupboard, wood laminate flooring

Additional Details

Council Tax
London Borough of Bromley - Band C
Please visit: bromley.gov.uk/council-tax/council-tax-guide

L-Shaped Living Room

17' 4" x 17' 0" (5.28m x 5.18m) uPVC double glazed windows to rear, uPVC double glazed door to balcony, double radiator, coving

Outside

Communal Gardens

there are well maintained communal gardens

Utilities

MAINS - Gas, Electricity, Water and Sewerage

Kitchen

9' 8" x 7' 2" (2.95m x 2.18m) uPVC double glazed windows to rear, fitted with a range of units comprising inset sink with mixer tap with cupboards under, working surface to three walls with cupboards and drawers under, integrated dishwasher, washing machine to remain, built-in electric over, fridge freezer, 4 ring gas hob with extractor funnel over, eye level cupboards to one wall, wall mounted Worcester combination

Garage

single garage No.15 en-bloc to rear

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

Lease Details

Lease

the lease is 999 years (less 10 days) from 25th June 2008 - 981 years remaining, the vendor has advised us that flat comes with a share of