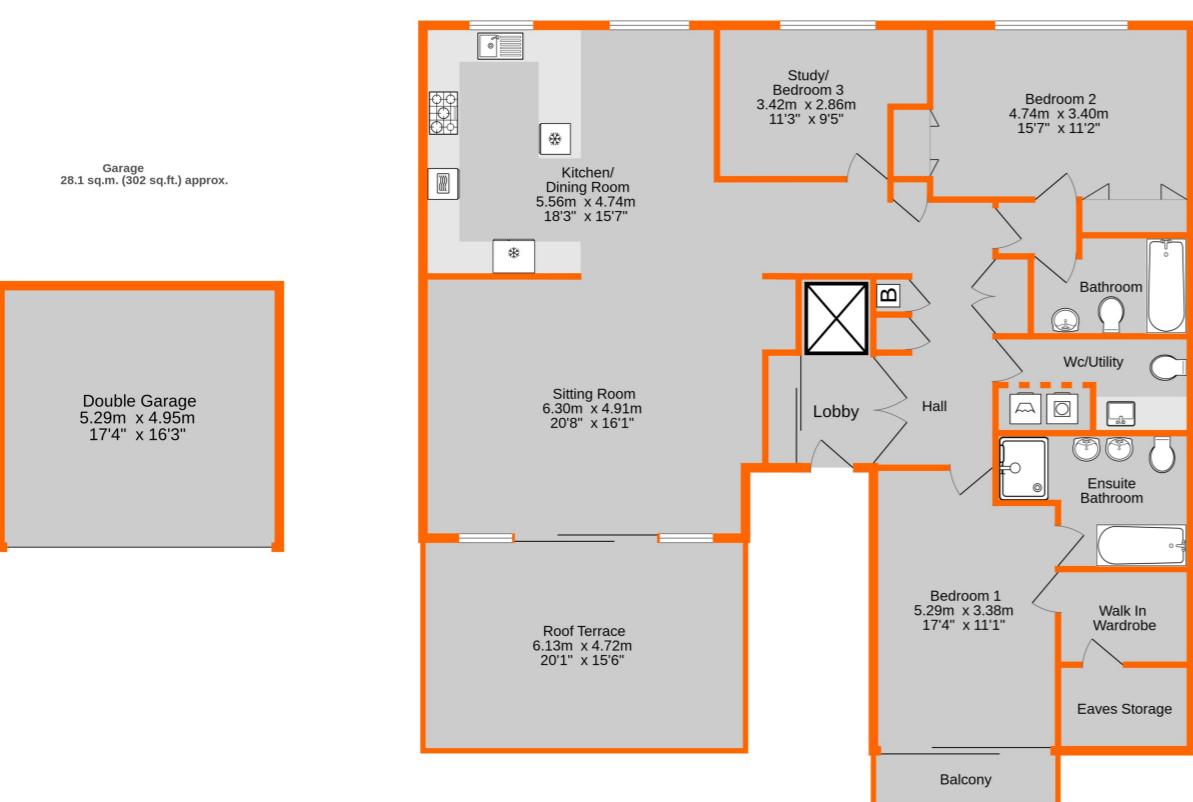
Top Floor Penthouse  
161.6 sq.m. (1739 sq.ft.) approx.

Garage &amp; Eaves Storage Sq.M Not Included In Total Approx. Floor Area

TOTAL FLOOR AREA : 157.5 sq.m. (1695 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

**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.

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Viewing by appointment with our Park Langley Office - 020 8658 5588

**7 Burlands, 5 Overbury Avenue, Beckenham BR3 6PZ**  
**£1,200,000 Share of Freehold**

- Large 6m x 4.7m (20ft x 15'6) ROOF TERRACE
- Cloakroom has clever concealed utility space
- Open plan reception rooms and fitted kitchen
- Bedroom 1 has en suite and walk in wardrobe
- Great location with generous double garage
- Three bedrooms and two updated bathrooms
- Balcony and roof terrace are south facing
- Bedroom 1 has en suite and walk in wardrobe
- Outstanding PENTHOUSE with lift access

## 7 Burrlands, 5 Overbury Avenue, Beckenham BR3 6PZ

This could be the **PERFECT PENTHOUSE** with such a **LARGE SUNNY ROOF TERRACE**. In a prime location close to **KELSEY PARK** and the **PARK LANGLEY SHOPS** with stylishly modernised accommodation and superb **ROOF TERRACE** (6.13m x 4.72m / 20ft x 15'6) enjoying the best of the sunshine through to the evening. Direct **LIFT ACCESS** to private entrance lobby having doors to L-shaped hall leading to magnificent **OPEN PLAN RECEPTION ROOMS** with quality fitted kitchen, comfortable dining space and impressive (6.3m x 4.9m / 20'8 x 16ft) sitting room. Equally grand main bedroom suite with **BALCONY**, walk in wardrobe and luxury en suite bathroom. **THREE GOOD SIZE BEDROOMS** in total plus second bathroom and cleverly designed cloakroom with laundry space concealed by roller shutter. Attractive and well maintained communal grounds and particularly **LARGE DOUBLE GARAGE** to rear.

### Location

Overbury Avenue runs between Wickham Road and Oakwood Avenue and this property is approximately 200 yards from entrances to Kelsey Park found on Wickham Road with the parade of shops and a Tesco Express by the Park Langley roundabout. Local sports facilities include Park Langley Tennis Club, Langley Park Golf Club and David Lloyd Leisure Club on Stanhope Grove. Beckenham High Street is about three quarters of a mile away with Beckenham Junction station a short distance beyond providing trains to Victoria and The City as well as tram services to Croydon and Wimbledon. Bus routes run along Wickham Road to Bromley and Beckenham.



### Top/Third Floor

#### Entrance Lobby

2.31m max x 1.77m max (7'7 x 5'10) includes double coat cupboard with sliding doors, key operated lift access and door to stairs

#### Impressive Hall

5.18m max x 4.31m max (17'0 x 14'2) double doors from entrance lobby, includes pair of built in cupboards with one concealing Vaillant wall mounted gas boiler, further full height cupboard and large double airing cupboard, hatch to loft (outside demise), Amtrico flooring, two covered radiators

#### Kitchen/Dining Room

5.56m x 4.74m (18'3 x 15'7) plus recess leading to hall, carpeted **DINING AREA** with radiator beneath double glazed window to rear, open plan with breakfast bar to beautifully appointed **KITCHEN** having tiled floor, range of base cupboards and large drawers plus wine cooler and Neff integrated dishwasher beneath Spanish stone work surfaces, Franke stainless steel sink with mixer tap, cooker hood above Neff touch control ceramic hob, built in electric oven and combination microwave, wall units, full height cupboards and space for fridge/freezer, double glazed window to rear

#### Sitting Room

6.3m x 4.91m (20'8 x 16'1) open plan to dining area, wonderfully bright and spacious with two radiators, large double glazed panes beside double glazed doors to **ROOF TERRACE**

#### Spectacular Roof Terrace

6.13m x 4.72m (20'1 x 15'6) enjoying the best of the afternoon and evening sunshine with southerly aspect to front and westerly aspect to side, outside light, water tap and external power points

#### Utility/Separate WC

3.72m max x 1.67m max (12'2 x 5'6) white low level wc and wash basin with mixer tap recessed into shelf with wall tiling above, covered radiator, Amtrico flooring, roller shutter concealing shelving and hanging above work surface with space beneath for washing machine and tumble dryer

### Main Suite

6.03m max x 5.81m max (19'9 x 19'1) includes bedroom, walk in wardrobe and en suite

#### ~ Bedroom 1

5.29m max x 3.38m (17'4 x 11'1) wonderfully bright and spacious, covered radiator, full width double glazed sliding patio door to balcony

#### ~ Balcony

3.2m x 1.45m (10'6 x 4'9) southerly aspect with far reaching views

#### ~ Walk In Wardrobe

2.35m max x 1.7m (7'9 x 5'7) extensive hanging and shelf space

#### ~ En Suite Bathroom

3.65m max x 2.42m max (12'0 x 7'11) includes large tiled shower with two part glazed screen, white bath with mixer tap, Porcelanosa low level wc, pair of recessed Vita wash basins with mixer taps having cupboards beneath, tiled walls, large heated towel rail, tiled floor, downlights and extractor

#### Lobby

1.7m x 1.03m (5'7 x 3'5) with doors to hall, bedroom 2 and bathroom enabling this to be used as a suite

#### Bedroom 2

4.74m max x 3.4m max (15'7 x 11'2) plus large built in double wardrobe now shelved and additional double wardrobe with folding doors, radiator, double glazed window to rear

#### Bathroom

2.74m x 1.8m (9'0 x 5'11) white bath with mixer tap having built in shower and hinged screen over, low level wc, recessed wash basin with mixer tap having cupboards beneath, tiled walls, heated towel rail, tiled floor, extractor fan

#### Bedroom 3

3.42m x 2.86m (11'3 x 9'5) plus double wardrobe recess with hanging and shelves, radiator, double glazed window to rear

### Outside

#### Double Garage

4.95m x 5.67m (16'3 x 18'7) to rear of building with power and light, very good size

#### Communal Gardens

well maintained with areas of lawn, various mature trees and shrubs, driveway beside building for access to garages and fenced area for storing bins, brick pavior driveway to front with parking spaces

#### Additional Information

##### Lease

200 years from 1986 with Share of Freehold - to be confirmed

##### Maintenance

£1,949.45 for half year from 1 October 2025 to 31 March 2026 - paid to Burrlands Management Company Limited

##### Council Tax

London Borough of Bromley - Band G  
 Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://bromley.gov.uk/council-tax/council-tax-guide)

##### Utilities

MAINS - Gas, Electricity, Water and Sewerage

##### Broadband and Mobile

To check coverage please visit  
[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

##### Agents Note

details of lease, maintenance etc. should be checked prior to exchange of contracts