

11 Osbourne House, 10 St Martins Lane, Langley Park, Beckenham BR3 3XS

Outstanding penthouse in prestigious gated development with park like grounds. Beautifully maintained and improved by the present owner with generous accommodation appointed to a high standard. Wood strip flooring has been used extensively and the entrance hall has large built-in cupboards including laundry cupboard. Superb living room with doors to the main roof terrace and second terrace off the generous and well appointed kitchen/breakfast room with space for large table. THREE DOUBLE BEDROOMS with main bedroom having impressive en suite and dressing area with wardrobes. LIFT access to all floors including underground car park with two allocated spaces.

Location

The gated entrance to Langley Park is off the roundabout on South Eden Park Road with 24 hour security for the benefit of all residents. The development has beautiful park-like grounds and there is a pedestrian gate from Bucknall Way giving direct access to Park Langley Tennis Club, whilst other local sports facilities include Langley Park Golf Club on Barnfield Wood Road and David Lloyd Leisure Club on Stanhope Grove. There is also a pedestrian gate, accessed via St Martins Lane, that shortens the walk to Eden Park station and local shops are available on Wickham Road, by the Park Langley roundabout along with a Tesco Express.



Top Floor

Entrance Hall

7.01m max x 5.89m max (23'0 x 19'4) wood strip flooring, covered radiator, video entryphone, airing cupboard with Megaflo hot water cylinder and Kinetico water softener, storage cupboard, two sets of double doors to LAUNDRY CUPBOARD with gas fired boiler installed March 2021 and space beneath work surface for washing machine and tumble dryer

Magnificent Living Room

8.05m max x 5.38m max (26'5 x 17'8) to include hole-in-the-wall fireplace with limestone surround having recess above for TV, three covered radiators, wood strip flooring, ceiling speakers, three double glazed windows to side plus tall double glazed windows and doors to Primary Terrace

Primary Roof Terrace

6.10m x 2.06m (20'0 x 6'9) to rear of building backing onto parkland with power points, decked floor, outside light

Kitchen/Breakfast Room

5.94m max x 5.49m max (19'6 x 18'0) well appointed with base cupboards including easy access corner units plus large pan drawers, integrated AEG dishwasher beneath quartz work surfaces, 1½ bowl stainless steel sinks with waste disposal and mixer tap, Neff stainless steel cooker hood above Neff Induction hob, Bosch built-in stainless steel electric oven, combination microwave and warming drawer with cupboards above, integrated fridge and freezer beneath, pull out larder unit, eye level cupboards, covered radiator, double glazed window to front, Amtico flooring extending to BREAKFAST AREA providing space for large table, ceiling speakers, covered radiator set into recess with double glazed window to side, double glazed door to Second Terrace

Second Roof Terrace

2.57m x 2.49m (8'5 x 8'2) sunny southerly aspect with decked floor, outside light

Main Bedroom

6.45m x 3.53m (21'2 x 11'7) to include DRESSING AREA with built-in wardrobes, covered radiator, wood strip flooring extending to BEDROOM with ceiling speakers, covered radiator, double glazed windows to side and rear

En Suite Bathroom

3.00m x 2.90m (9'10 x 9'6) Villeroy & Boch bath with central mixer tap and hand shower, low level wc, wash basin with mixer tap having drawers beneath, spacious walk-in shower with glazed screen, tiled walls, chrome heated towel rail, tiled floor, downlights and extractor

Bedroom 2

4.57m max x 3.66m max (15'0 x 12'0) to include pair of built-in double wardrobes, wood strip flooring, covered radiator set into recess with double glazed window to rear

Bedroom 3/Dining Room

4.52m x 3.30m max (14'10 x 10'10) plus deep recess by door, extensive bespoke shelving to end wall, wood strip flooring, ceiling speakers, covered radiators set into recesses with double glazed windows to front

Second Bathroom

2.90m x 2.49m (9'6 x 8'2) white panelled bath with mixer tap and shower attachment, low level wc, wash basin with mixer tap having drawers beneath, tiled shower cubicle with folding door, tiled walls, chrome heated towel rail, tiled floor, shaver point, downlights, ceiling speakers and extractor

Outside

Parking

two allocated spaces and storage cupboard in secure underground car park

Communal Gardens

beautiful areas of open parkland having paths to the main entrance on South Eden Park Road

Additional Information

Lease

125 years from 1 January 2001

Ground Rent

£308.12 for half year 1 December 2025 to 31 May 2026 (£616.24 per annum) - Reviewed every 21 years from start of lease, last review date 1 January 2022 and next review 1 January 2043.

Maintenance

Service Charge for the Langley Park Development including gate security, paid to FirstPort - £1,055.62 for half year 1 June to 30 November 2025 (£2,111.24 per annum)
Block Service Charge with Residents having obtained a Right to Manage, paid to Southern Counties Management Ltd - £2,261.63 for half year 1 June to 30 November 2025 (£4,523.26 per annum)

Council Tax

London Borough of Bromley - Band G
Please visit: 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
checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

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