



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

21 Lankton Close, Beckenham, Kent BR3 5DZ

£275,000 Share of Freehold

- First floor flat in small block of 4 properties
- Easy access to High Street and stations
- Recently decorated and fully re-carpeted
- Fitted kitchen with appliances included
- Near Oakhill Shops and The Chancery pub
- Sunny balcony enjoying southerly aspect
- Large living room with obvious dining area
- Cupboards in hall plus double wardrobe

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George Proctor & Partners trading as Proctors



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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TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Available via our Park Langley office with NO ONWARD CHAIN, in a convenient location for central Beckenham - First floor one bedroom flat of good size in the small block of only four flats at Lankton Close, having LONG LEASE and SHARE of FREEHOLD. Spacious L-shaped living room with dining area by the fitted kitchen and full height double glazed windows beside door to SUNNY BALCONY. Entrance hall provides useful cupboards and has an entryphone for the block. The good size bedroom has built in double wardrobes and the bathroom is appointed with white suite including shower screen above bath. Whilst buyers may wish to carry out some improvements over time, the flat is ready for immediate occupation having been recently redecorated and re-carpeted.

Location

Lankton Close is off Westgate Road for vehicle access but at the end of the close, beside this block, there is a footpath to Bromley Road with local shops at Oakhill Parade and The Chancery Gastro Pub only yards away. Regular bus services also run along Bromley Road with Beckenham High Street only a third of a mile away and from Beckenham Junction there are trains to Victoria and The City, as well as trams to Croydon and Wimbledon. Kelsey Park and Beckenham Place Park are both in the vicinity and New Beckenham station is a little over a mile away with trains to London Bridge, Waterloo, Charing Cross, Cannon Street and DLR connection at Lewisham.



First Floor

Entrance Hall

3.34m max x 2.23m max (10'11 x 7'4) plus deep walk in cupboard with Ideal gas boiler, full height shelved cupboard and additional cupboard opposite front door, entryphone, radiator

Living Room

5.25m max x 5.05m max (17'3 x 16'7) spacious L-shaped room with DINING AREA by kitchen with high level double glazed window to side, ample space for sofas, two radiators and full height double glazed windows beside double glazed door to BALCONY

Balcony

2.8m x 1.22m (9'2 x 4'0) overlooking small area of communal grounds with sunny southerly aspect

Kitchen

2.9m x 2.15m (9'6 x 7'1) base cupboards and drawers plus washing machine and dishwasher beneath work surfaces, inset single drainer stainless steel sink with mixer tap, stainless steel cooker hood and splashback above 4-ring gas hob with electric oven beneath, wall tiling, eye level cupboards, upright fridge/freezer, tiled floor, double glazed window to front

Spacious Bedroom

3.97m x 2.94m (13'0 x 9'8) plus built in double wardrobe, radiator, double glazed window to front

Bathroom

1.95m x 1.81m (6'5 x 5'11) white panelled bath with mixer tap and shower attachment having hinged screen over, recessed wash basin with mixer tap having cupboard beneath, white low level wc with concealed cistern, wall tiling, chrome heated towel rail, tiled floor, high level double glazed window to side

Outside

Garage

5.07m x 2.44m (16' 8" x 8' 0") accessed from Lankton Close, en-bloc with up and over door (from driveway to garage area, turn right and it's the fourth garage on right)

Outside

enclosed area of communal garden to rear of this block accessed via gate beside building

Additional Information

Lease

999 years from 25 June 2008 (approx 981 years remaining) with Share of Freehold

Maintenance

£1,566.32 for year 01.04.25 to 31.03.26 paid to appointed management company, Hindwoods Limited

Agents Note

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

Council Tax

London Borough of Bromley - Band C
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