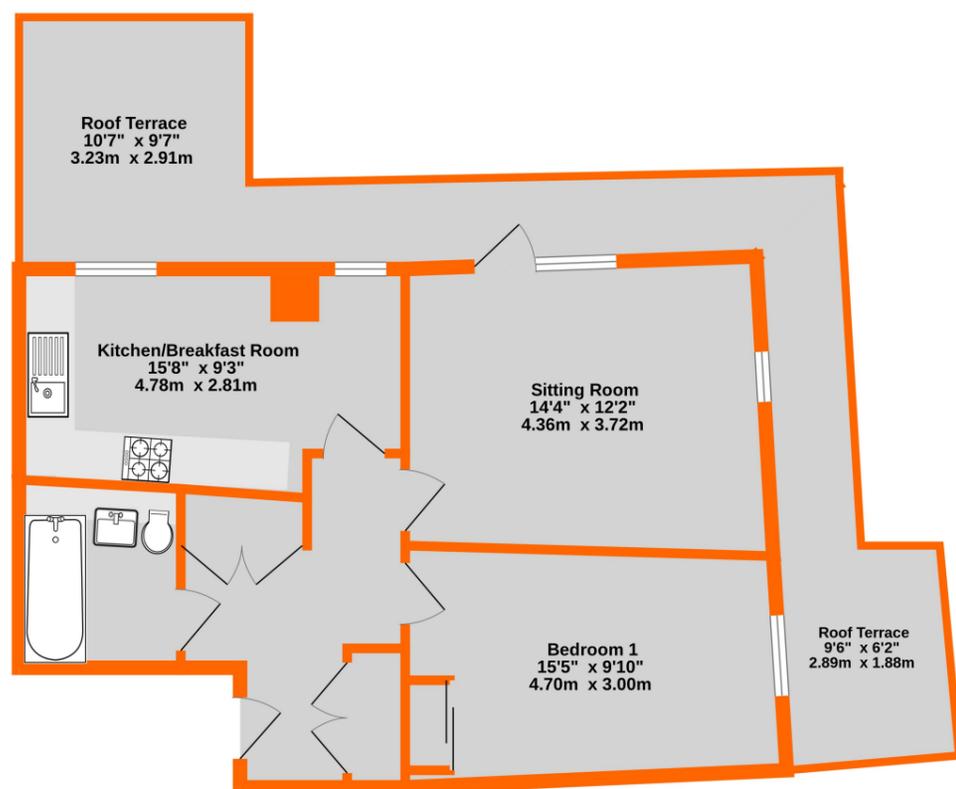


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

THIRD FLOOR
 596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 614sq.ft. (57.0 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. Made with Metropix ©2016.

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 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 Park Langley Office - 020 8658 5588

21 Vesta House, 40 Roman Way, Beckenham BR3 3FL

£365,000 Leasehold

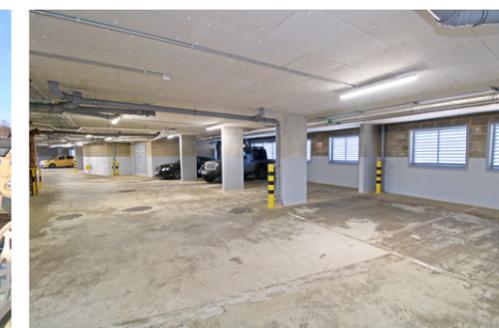
- Wonderfully located top floor apartment
- Lovely views over lake with sunny aspect
- Generous bedroom with fitted wardrobe
- Beautifully decorated as an upgrade
- Stunning wrap around ROOF TERRACE
- Delightful double aspect sitting room
- Kitchen/breakfast room with appliances
- Undercroft parking space and LIFT service

21 Vesta House, 40 Roman Way, Beckenham BR3 3FL

Fabulous top floor one bedroom apartment, interior designed by the owner to present like a show home decorated with most attractive paint palette. STUNNING WRAP AROUND ROOF TERRACE with beautiful outlook over lake enjoying sunny aspect with far reaching views. Immaculate fully fitted kitchen/breakfast room with integrated appliances, double aspect bright sitting room with door to roof terrace, generous double bedroom with fitted wardrobes and quality bathroom with white suite including shower screen over bath. Wood finish flooring, wonderful storage to entrance hall, sealed unit double glazing, LIFT access and generous allocated parking space in secure undercroft car park.

Location

Situated at the end of Roman Way in this newly built block beside the lake, just over a mile from central Beckenham with a wonderful choice of restaurants and coffee shops. Local sporting facilities include Park Langley Tennis Club, Langley Park Golf Club and David Lloyd Leisure Club on Stanhope Grove. Local shops are available on Wickham Road by the Park Langley roundabout along with a Tesco Express. Shops are also found on Upper Elmers End Road opposite Eden Park Station which can be reached more quickly on foot via a footpath leading to Creswell Drive, close to Unicorn School.



Third/Top Floor

Entrance Hall

4.17m max x 2.85m max (13'8 x 9'4) includes two large built in double cupboards, radiator, wood finish flooring, video entryphone

Sitting Room

4.36m max x 3.72m max (14'4 x 12'2) beautiful bright double aspect room with two radiators, full height double glazed window to side and further full height double glazed window beside door to roof terrace

Roof Terrace

9.7m max x 3.23m max (31'10 x 10'7) including walkway from sitting room and extending further to side of the property and linking the MAIN AREA 3.23 x 2.91m (10'7 x 9'7) to SECONDARY AREA 2.89m x 1.88m (9'6 x 6'2) beside bedroom - Main Area offers space for table and chairs, enjoying the afternoon and evening sunshine with delightful views over lake

Kitchen/Breakfast Room

4.78m max x 2.81m max (15'8 x 9'3) base cupboards and drawers beneath quartz work surfaces plus Bosch integrated washer/dryer and dishwasher, stainless steel cooker hood above 4-ring ceramic hob and electric oven, inset 1½ bowl stainless steel sinks with mixer tap, wall cupboards including cupboard concealing Ideal gas boiler, integrated upright fridge/freezer, wood finish flooring, space for table and chairs, radiator, two full height double glazed windows to rear overlooking roof terrace and lake

Double Bedroom

4.7m max x 3m max (15'5 x 9'10) includes fitted double wardrobe, radiator, full height double glazed window to side overlooking secondary area of roof terrace

Bathroom

2.23m max x 2m max (7'4 x 6'7) beautifully appointed with white bath having mixer tap with shower attachment and part hinged screen over, Roca wash basin with mixer tap, low level wc with concealed cistern, wall tiling, shaver point, large chrome heated towel rail, glazed wall cabinet, wood finish flooring, downlights and extractor

Outside

Parking

5m x 2.88m (16'5 x 9'5) allocated parking space in undercroft car park accessed via electrically operated gates (no.7)

Additional Information

Lease

999 years from 1 January 2023 - to be confirmed

Ground Rent

to be confirmed

Maintenance

Block Service Charge £2,263.21 for year 1 January to 31 December 2026 plus Estate Service Charge £290.34 for same period, paid to Remus Ltd

Council Tax

London Borough of Bromley - Band D
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 contract

