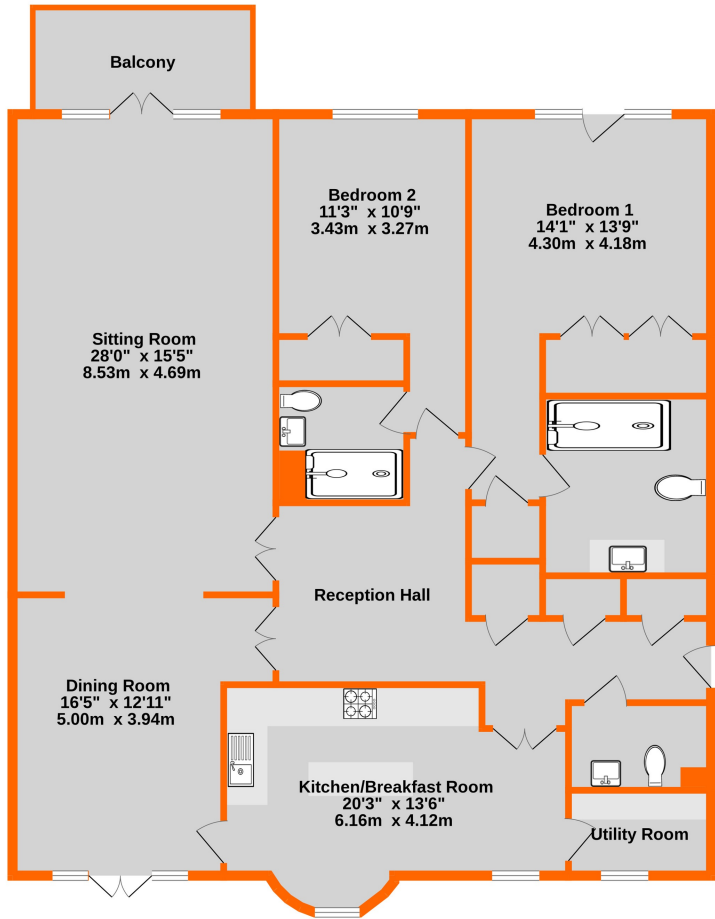


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

SECOND FLOOR



TOTAL FLOOR AREA: 1911sq.ft. (177.5 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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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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George Proctor & Partners trading as Proctors



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

9 Clearwater House, Brockwell Avenue, Langley Waterside, Beckenham BR3 3GD
£895,000 Share of Freehold

- Exceptional apartment with lift access
- Wonderful sense of space throughout
- Sunny balcony with views towards lake
- Two double bedrooms with en suites
- Fully refurbished to high specification
- Two particularly generous reception rooms
- Impressive re-fitted kitchen/breakfast room
- Two parking spaces and EV charging

www.proctors.london

9 Clearwater House, Brockwell Avenue, Langley Waterside, Beckenham BR3 3GD

Immaculately refurbished second floor apartment in gated development, ideal for buyers seeking high quality accommodation in beautiful condition, ready to enjoy immediately and for many years ahead. The wonderfully spacious accommodation is immediately apparent but the high specification updates are worth noting, including re-appointed bathrooms with Lusso fittings (two en suites and cloakroom), Mandarin Stone tiling, Sonos ceiling speakers, hardwired ethernet cabling and the addition of downlights throughout. Fabulous reception space and large south west facing balcony enjoying wonderful outlook towards lake, within the development. Large Kitchen/breakfast room with feature bay window providing plenty of natural light, newly appointed to include AEG integrated appliances and polished concrete work surfaces with breakfast bar. Excellent bedroom suites with spacious wardrobes, both enjoying views towards lake with main bedroom having a Juliet balcony.

Location

Situated in the prestigious Langley Waterside development with gated entrance off South Eden Park Road, manned 24 hours a day, providing excellent security. Popular local sports facilities include Park Langley Tennis Club, Langley Park Golf Club on Barnfield Wood Road and David Lloyd Leisure Club on Stanhope Grove. Eden Park Station is about a third of a mile away with trains to London Bridge and Charing Cross. Beckenham Town Centre is a little over a mile away and from Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon.



Second Floor

Impressive Hall

7.56m max x 3.31m max (24'10 x 10'10) with Entrance Hall 4.05m max x 2.32m max (13'3 x 7'7) plus shelved shoe cupboard, coat cupboard and cupboard housing Ariston pressurised hot water cylinder plus water softener, video entryphone, leads to Reception Hall 3.31 x 3.28m (10'10 x 10'9) with additional area leading to bedrooms, radiator, glazed double doors to both reception rooms

Cloakroom

2.14m x 1.18m (7' 0" x 3' 10") re-appointed with Lusso fittings including white low level wc having concealed cistern and wash basin with mixer tap, Mandarin Stone tiled floor and walls with large mirror above basin, heated towel rail, downlights and extractor

Impressive Kitchen/Breakfast Room

6.16m x 4.12m max into bay (20'3 x 13'6) beautifully re-appointed with range of base cupboards and large drawers beneath polished concrete work surfaces with matching upstands, island unit with further cupboards and deep drawers having matching top extending to breakfast bar, Blanco sink with waste disposal having shower spray mixer tap, AEG cooker hood above 5-burner gas hob, matching electric oven and combination microwave, large integrated fridge, integrated AEG dishwasher, eye level cupboards, Mandarin Stone tiled floor, radiator, downlights, Sonos ceiling speaker, wide bay with double glazed windows to front plus further double glazed front window to front by door to utility room

Utility Room

2.18m x 1.56m (7'2 x 5'1) Mandarin stone tiled floor, work surface with space beneath for washing machine, tumble dryer and freezer, Potterton Promax HE wall mounted gas boiler, radiator, double glazed window to front

Dining Room

5.00m x 3.94m (16'5 x 12'11) plus wide recess by doors from hall, Mandarin Stone tiled floor to match kitchen, downlights, Sonos ceiling speaker, radiator, tall double glazed windows beside doors to front with Juliet balcony

Fabulous Sitting Room

8.53m x 4.69m max (28' 0" x 15' 5") wonderfully spacious and bright with Sonos ceiling speakers, downlights, two radiators, large double glazed windows beside doors to balcony

Balcony

3.97m x 1.95m (13'0 x 6'5) with sunny south westerly aspect, outside lights, view towards lake with fountain

Bedroom 1

4.3m max x 4.18m (14'1 x 13'9) includes pair of built-in double wardrobes, additional area by door from hall with large built-in cupboard/wardrobe and door to en suite, radiator, double glazed windows beside doors with Juliet balcony to rear towards lake,

Large En Suite

3.18m x 2.6m (10'5 x 8'6) re-appointed with Lusso fittings including large walk-in shower having glazed screens with fixed overhead shower plus hand shower, low level wc with concealed cistern and mixer tap above wash basin set on suspended unit with cupboards, Mandarin Stone tiled floor and walls with full width mirror above basin, heated towel rail, downlights and extractor

Bedroom 2

3.43m x 3.27m (11'3 x 10'9) includes built-in double wardrobe, additional area by door from hall with door to en suite, radiator, double glazed window to rear

Second En Suite

2.32m x 1.86m (7'7 x 6'1) re-appointed with Lusso fittings including large walk-in shower with glazed screen having fixed overhead shower plus hand shower, wash basin with mixer tap and low level wc with concealed cistern, Mandarin Stone tiled floor and walls with large mirror above basin, heated towel rail, downlights and extractor

Outside

Parking

two allocated spaces, one in secure underground car park - 5th space (i) on right from door to communal entrance - with EV charging point. Further parking space to front of building

Additional Information

Lease

999 years from 5 November 2014 with Share of Freehold

Maintenance

£3,922 for current year paid to Southside Property, the appointed Management Company for Clearwater House including water, building insurance, lift maintenance, weekly cleaning of communal areas and lake maintenance. N.B. Clearwater House internal communal areas have recently been re-painted throughout
£2,542 for current year paid to Crabtree Property Management for Development Service Charge including maintenance of grounds and 24 hour gate security

Council Tax

London Borough of Bromley - Band G

Agents Note

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