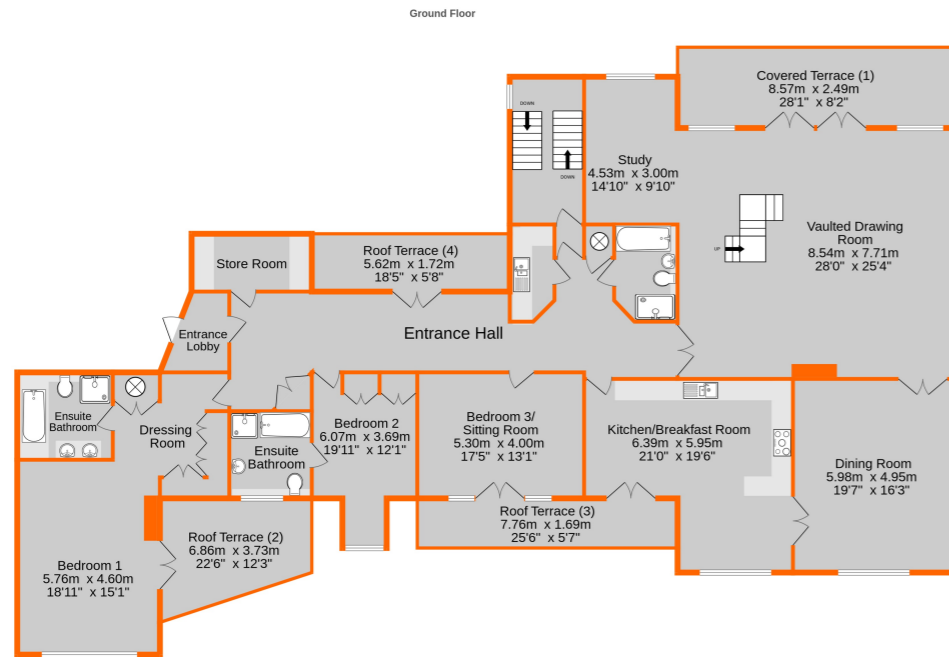
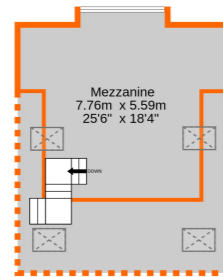


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Mezzanine (Above Drawing Room)



TOTAL FLOOR AREA : 344.9 sq.m. (3712 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



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

10 Langley Manor, 29 Bucknall Way, Langley Park, Beckenham BR3 3XX £1,800,000 Share of Freehold

- Penthouse with unrivalled living space
- Overall size compares to a substantial house
- Three good bedrooms and three bathrooms
- Excellent outside space with four terraces
- Prime location with 24 hour gate security
- Magnificent vaulted drawing room
- Generous kitchen/breakfast room and utility
- Large double length garage and parking

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 fee free mortgage advice and MAP Limited 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 Rent4sure Limited 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



10 Langley Manor, 29 Bucknall Way, Langley Park, Beckenham BR3 3XX

BECKENHAM'S FINEST, for sale with our Park Langley office. It's hard to summarise all the exceptional qualities of this outstanding Penthouse, set in the prestigious Langley Park gated development with park-like grounds and 24 hour gate security. Langley Manor was built as a show piece by Laing Homes exhibiting their highest specification and this is the "flagship" among these fabulous apartments. The vaulted drawing room is one of the most spectacular rooms we have seen with oak staircase to mezzanine above and doors to a covered terrace, perfect for use throughout the year. The main bedroom suite is another superb feature with large dressing room, an abundance of wardrobes, impressive en suite and second roof terrace with views over the lake at the rear. A house of this size would certainly impress (345sq.m/3,700sq.ft) but to find a penthouse with such an abundance of space, in a prestigious setting, is unrivalled locally with added gate security for peace of mind whilst travelling abroad.

Location

Langley Park is a very exclusive and highly regarded development with gated entrance, off South Eden Park Road, manned 24 hours a day giving excellent security. The development has some very fine properties set amid 40 acres of open space including park-like areas and attractive grounds to rear of Langley Manor with delightful lake and pedestrian gate to Wickham Way. There is another gate that shortens the walk to Eden Park station and road access to the M25 gives motorway links to Gatwick and Heathrow. The local area provides good sporting and recreational facilities including Lagley Park Golf Course, Park Langley Tennis Club accessed via pedestrian gate from the development and David Lloyd Club on Stanhope Grove.



Second/Top Floor Penthouse

Private Entrance Lobby

3.16m max x 2.52m (10'4 x 8'3) door from communal landing accessed via LIFT and staircase, radiator

Generous Entrance Hall

14.58m max x 4.18m max (47'10 x 13'9) large built-in double cupboard, video entryphone, two radiators, cupboard with large pressurised hot water cylinder, door to front lobby accessing secondary staircase, double glazed windows and doors to roof terrace (4)

Roof Terrace (4)

5.62m x 1.72m (18'5 x 5'8) external power point, water tap, decked floor, views to front

Store Room

2.68m x 2.28m (8'10 x 7'6) with shelving

Magnificent Vaulted Drawing Room

8.54m x 7.71m (28'0 x 25'4) impressive brick fireplace with living flame gas fire and chimney extending to vaulted ceiling, three radiators, oak staircase to mezzanine, full height double glazed windows beside two sets of doors to covered terrace (1)

Mezzanine

5.59m x 7.76m max (18'4 x 25'6) oak beams to vaulted ceiling and oak balustrade overlooking drawing room, two radiators, double glazed window to front plus four double glazed Velux windows providing natural light to mezzanine and drawing room

Main Covered Terrace (1)

8.57m x 2.49m (28'1 x 8'2) outside lights, external power point, far reaching views to front over Langley Park

Study

4.53m x 3m (14'10 x 9'10) bespoke fitted desk with cupboards, drawers and shelves beneath, matching display cabinets above and wall units, double glazed window to front

Dining Room

5.98m x 4.95m (19'7 x 16'3) radiator, double glazed window to rear



Kitchen/Breakfast Room

6.39m x 5.95m max (21'0 x 19'6) extensive base cupboards drawers and integrated dishwasher beneath granite work surfaces including island unit, 1½ bowl stainless steel sink with mixer tap and waste disposal, stainless steel cooker hood above touch control ceramic hob, AEG built-in microwave and double oven, large corner pantry cupboard beside integrated fridge/freezer, wall tiling, tiled floor extending to BREAKFAST AREA, two radiators, double glazed window to rear and double glazed doors to roof terrace (3)

Roof Terrace (3)

7.76m x 1.69m (25'6 x 5'7) outside lights, external power point, water tap, views to rear over lake and grounds

Utility Room

2.99m x 1.25m (9'10 x 4'1) single drainer stainless steel sink set into work surface with cupboard beneath plus space for washing machine and dryer, radiator, tiled floor, two Potterton Suprima wall mounted gas boilers serving central heating and hot water

Main Bedroom Suite

with three areas

~ Dressing Room

5.07m max x 3.64m max (16'8 x 11'11) include extensive wardrobes and deep double airing cupboard, radiator

~ Bedroom 1

5.76m max x 4.60m max (18'11 x 15'1) includes extra wardrobes, radiator, double glazed window to rear overlooking lake and doors to roof terrace (2)

~ En Suite Bathroom

2.94m x 2.94m max (9'8 x 9'8) large tiled double shower cubicle with folding doors, panelled bath, low level wc, twin wash basins set into marble top with mirror, lights and shaver point above, tiled walls, heated towel rail, tiled floor, ceiling speaker

Roof Terrace (2)

6.86m max x 3.73m (22'6 x 12'3) outside light, water tap, decking, views to rear over lake and grounds



Bedroom 2

6.07m max x 3.69m (19'11 x 12'1) includes built-in wardrobes and useful eaves cupboards, radiator, double glazed window to rear

Second En Suite

2.65m x 2.40m (8'8 x 7'10) large Jacuzzi bath, pedestal wash basin with mirror, wall lights and shaver point above, low level wc, tiled walls, radiator, tiled floor, ceiling speaker, double glazed window to rear

Bedroom 3/Sitting Room

5.30m x 4m (17'5 x 13'1) radiator, double glazed windows beside doors to roof terrace (3)

Third Bathroom

2.96m max x 1.71m (9'9 x 5'7) large tiled double shower cubicle with folding doors, panelled bath, wash basin with mirror, wall lights and shaver point above, low level wc, tiled walls, radiator, tiled floor, ceiling speaker

Outside

Tandem Double Garage

8.73m x 2.94m (28'8 x 9'8) electrically operated up and over door, light and power, mezzanine storage

Additional Information

Lease

999 years from 1 January 2009 with SHARE OF FREEHOLD (To Be Confirmed)

Maintenance

£2,484.67 for 6 months 1 Dec 2022 to 31 May 2023 (£4,969.34 per annum) - To Be Confirmed - for the block, Langley Manor, paid to the appointed management company, Northleach Property Management Ltd. FirstPort are the Managing Agents for Langley Park gated development with £1,031.70 paid for 6 months May 2023 (£2,063.40 per annum) - To Be Confirmed.

Council Tax

London Borough of Bromley - Band H

Agents Note

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