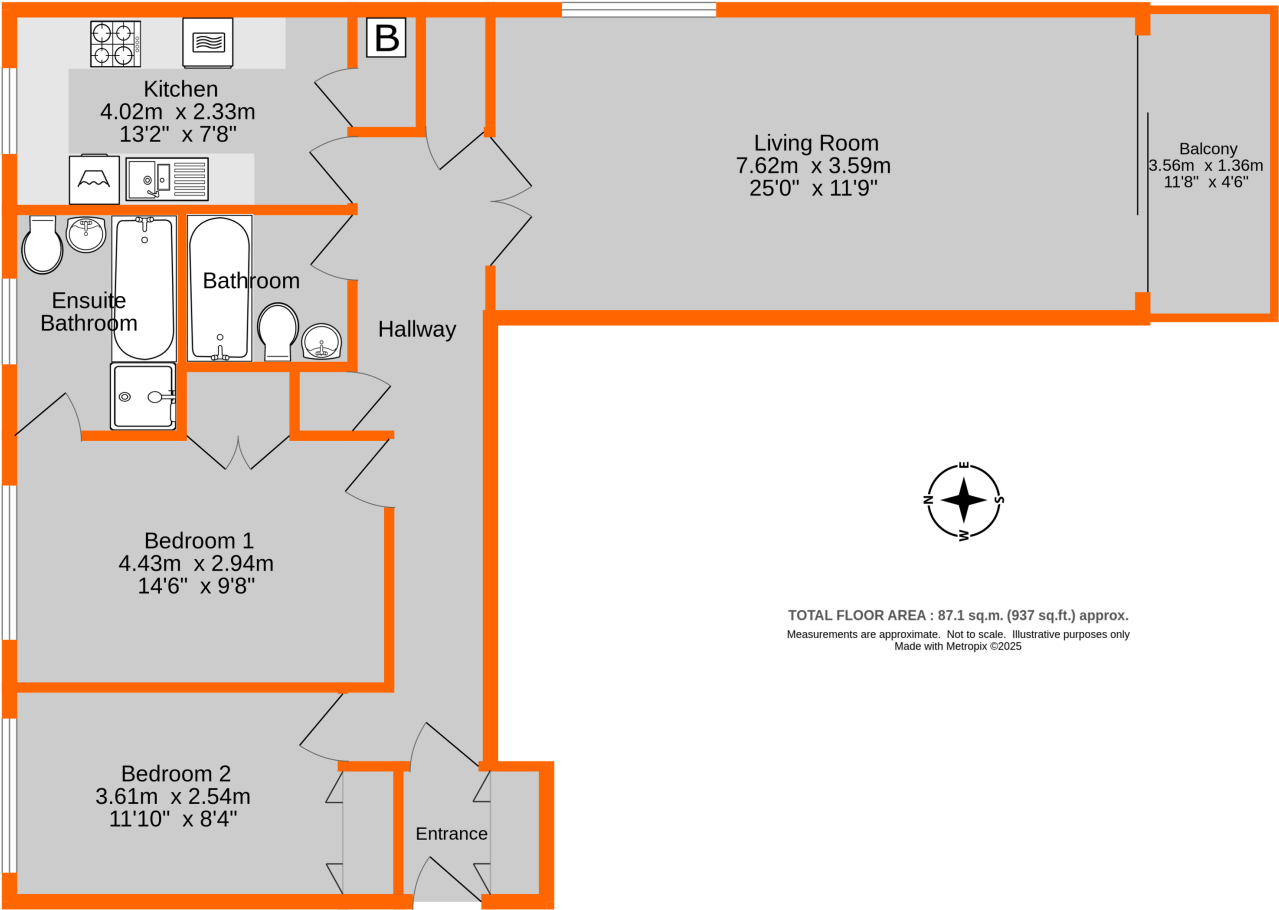


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

First Floor Flat  
87.1 sq.m. (937 sq.ft.) approx.



TOTAL FLOOR AREA : 87.1 sq.m. (937 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025



Viewing by appointment with our Beckenham Office - 020 8650 2000

5 Waylands Mead, Beckenham, Kent BR3 5XT  
**£435,000 Leasehold**

- Two double bedrooms
- Spacious en-suite bathroom
- Central heating & double glazing
- Well maintained communal grounds
- Fitted kitchen
- 25x11'9 living room
- Bathroom with coloured suite
- Garage to rear

**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 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](http://www.proctors.london)





5 Waylands Mead, Beckenham, Kent BR3 5XT

This spacious 1980's built two double bedroom balcony flat is situated on the first floor of this popular, well located development and comes to the market on a chain free basis. There is (937 sq. ft) 87.1sq.m of accommodation which we would describe as being in liveable condition although modernisation is required to the kitchen and both bathrooms, there is a spacious double aspect lounge which has a full width south facing balcony, the kitchen measures an impressive 13'2x7'8, the principal bedroom has built-in wardrobes and an en-suite bathroom with a separate shower, there is also a second bedroom, a second bathroom, well maintained communal grounds surround the block, there is visitors parking and garage to rear

Location

Located at the top end of The Knoll, a central yet quiet 'backwater' convenient for local shops at the Oakhill Parade and bus services along Bromley Road to Beckenham and Bromley Town Centres. Beckenham High Street with its range of shopping, restaurants and bars is 0.3 of a mile away. Beckenham Junction Railway Station (Victoria) together with Tramlink to Croydon and Wimbledon is 0.5 of a mile away



Ground Floor

Communal Entrance

stairs to

First Floor

Front door to

Entrance Lobby

built-in double coats cupboard with storage space over, door to

Entrance Hall

deep built-in airing cupboard housing hot water tank and shelving, built-in storage cupboard, radiator

Living Room

7.62m x 3.59m (25'0" x 11'9") sliding patio door to, south facing balcony, double glazed windows to side, two radiators

Balcony

3.56m x 1.36m (11'8" x 4'6") tiled floor, balustrade

Kitchen

4.02m x 2.33m (13'2" x 7'8") double glazed windows to rear, fitted with a range of units comprising inset stainless steel sink with mixer tap and cupboards under, working surface to three walls with cupboards and drawers under, built-in Neff double oven and 4 ring hob with extractor fan over, Bosch washing machine and fridge freezer to remain, built-in breakfast bar, eye level cupboards to one wall, built-in cupboard housing gas fired boiler installed in January 2024 by British Gas with remainder of 10 year warranty.

Bedroom 1

4.43m x 2.94m (14'6" x 9'8") double glazed windows to rear, built-in wardrobes to one wall, radiator, door to

En-Suite Bathroom

obscure double glazed windows to rear, fitted with a coloured suite comprising panel bath with mixer tap and shower attachment, pedestal wash basin, toilet, fully tiled shower cubicle, radiator, fully tiled walls

Bedroom 2

3.61m x 2.54m (11'10" x 8'4") double glazed windows to rear, built-in wardrobes to one wall, radiator

Bathroom

fitted with a coloured suite comprising panel bath with mixer tap and shower attachment, pedestal wash basin, toilet, tiled shelf, wall mirror, radiator, fully tiled walls

Outside

Garage

there is a single garage en-bloc to rear

Parking

there is a visitor parking area to rear

Garden

well maintained communal gardens surround the development

Lease Details

Lease

the vendor has confirmed the lease is 999 years from 1984

Service Charge

the vendor has confirmed the service charge for the current year commencing 25th March 2025 is £1,980 per annum

Ground Rent

the vendor has confirmed the ground rent is nil

Agents Note

Council Tax  
London Borough of Bromley - Band E  
Please visit: [bromley.gov.uk/council-tax/council-tax-guide](http://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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)  
[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

