

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

First Floor Flat  
 86.6 sq.m. (932 sq.ft.) approx.

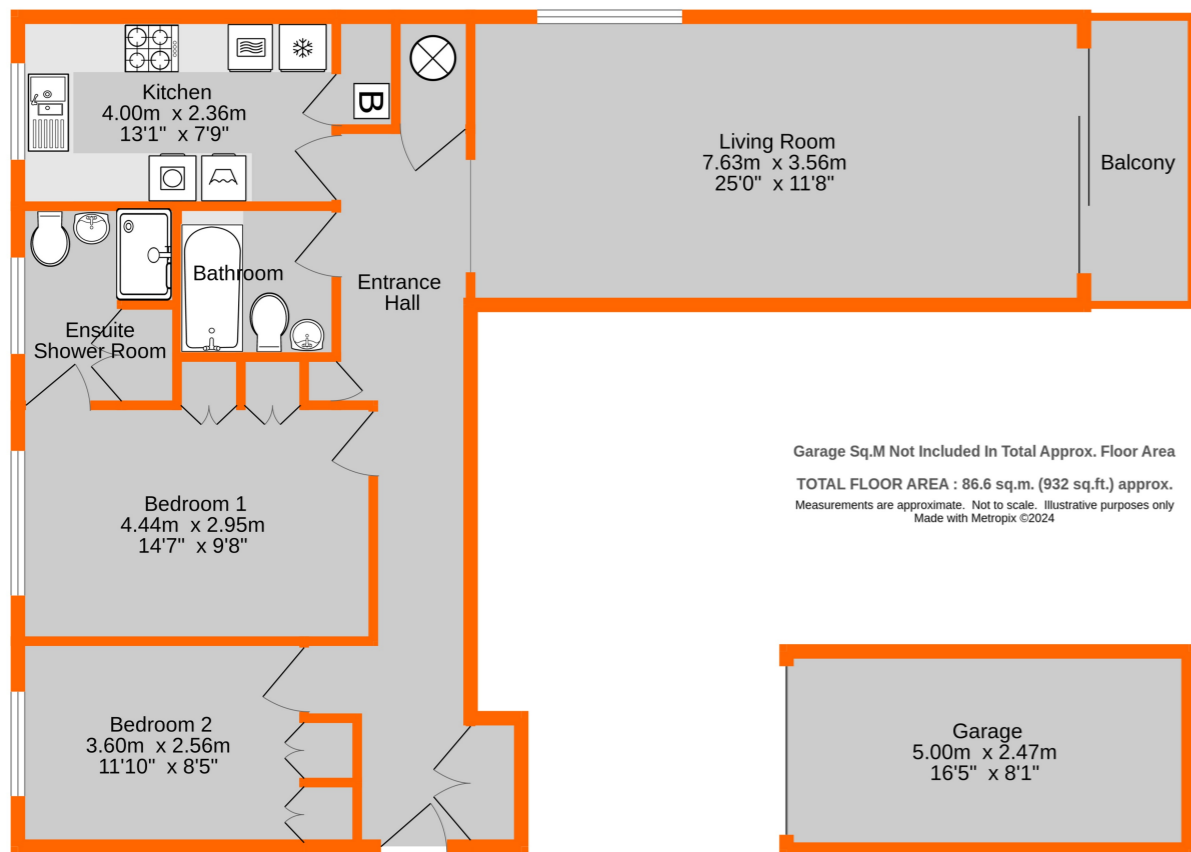


Viewing by appointment with our Park Langley Office - 020 8658 5588

29 Waylands Mead, Beckenham, Kent BR3 5XT

**£525,000 Share of Freehold**

- Easy access to central Beckenham and station
- First floor flat in tranquil yet convenient location
- Wonderfully spacious double aspect living room
- Two generous bedrooms and two bathrooms
- Lovely outlook from sunny south facing balcony
- Modernised throughout and beautifully presented
- Fitted kitchen and updated central heating boiler
- Set within attractive grounds with 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.  
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## 29 Waylands Mead, Beckenham, Kent BR3 5XT

AN ABSOLUTE GEM - First floor flat in highly desirable location with stunning balcony enjoying tranquility and the best of the sunshine, with a southerly aspect. Balcony is accessed via the wonderful 7.6m/25ft living room with ample space for a dining table and patio doors provide natural light. Other features include the fully fitted kitchen with appliances and beautiful entrance hall with attractive flooring and considerable storage. The two bedrooms are both a good size with the delightful main bedroom having good wardrobes and modern en suite shower room. With a second bathroom off the hall, double glazing, garage to rear, central heating with modern boiler and beautiful presentation throughout, it is hard to find a reason not to love this apartment.

### Location

In a convenient location for Beckenham High Street, this property is situated on a private unmade road, off Bromley Road, with little passing traffic. The property is best approached via the entrance to The Knoll closest to Westgate Road. Beckenham High Street is less than a quarter of a mile away providing a good range of shops, restaurants and other amenities. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. Regular buses to Bromley, Beckenham and beyond run along Bromley Road. Clare House Primary School is approximately half a mile away.



### First Floor

#### Entrance Hall

9.2m x 1.6m max (30'2 x 5'3) double coat cupboard, airing cupboard with hot water cylinder and full height cupboard with fuse box, hardwood flooring, radiator, entryphone

#### Living Room

7.63m x 3.56m (25'0 x 11'8) very bright room with double doorway from entrance hall, two radiators, double glazed window to side and double glazed sliding patio door to balcony

#### Balcony

3.57m x 1.38m (11'9 x 4'6) to front enjoying sunny southerly aspect, tiled floor, wrought iron railings

#### Kitchen

4.00m x 2.36m (13'1 x 7'9) plus built-in cupboard housing Worcester wall mounted gas boiler with recessed shelving to one side, base cupboards and drawers beneath work surfaces, inset 1½ bowl stainless steel Smeg sink with mixer tap and drainer, space for washing machine and tumble dryer, integrated fridge/freezer beside pull out larder unit, AEG electric double oven and combination microwave, pelmet LED lighting, eye level cabinets, low level gas meter within cupboard, wood effect floor, double glazed window to rear

### Bedroom 1

4.44m x 2.95m (14'7 x 9'8) plus built-in double wardrobe, radiator beneath double glazed window to rear

#### En Suite Shower Room

2.47m x 1.99m (8'1 x 6'6) to include fitted cupboards beside large walk-in tiled shower cubicle with glazed screen having Aqualisa shower, low level wc and vanity surface extending to wash basin with mixer tap having cupboard beneath, chrome heated towel rail, tiled floor, wall tiling, double glazed window to rear

### Bedroom 2

3.6m x 2.56m (11'10 x 8'5) plus built-in double wardrobes, radiator beneath double glazed window to rear

### Bathroom

1.92m x 1.85m max (6'4 x 6'1) tiled walls around white panelled bath having Mira shower and glazed hinged screen above, low level wc, pedestal wash basin, further wall tiling, chrome heated towel rail, tiled floor, extractor fan

### Outside

#### Garage

4.98m x 2.46m (16'4 x 8'1) accessed via driveway, end garage beside parking spaces with up-and-over door, short walk from flat via path beside building

### Communal Grounds

neatly maintained with areas of lawn to front and rear, established shrubs and flower beds

### Additional Information

#### Lease

999 years from 25 March 1984 with Share of Freehold - To be confirmed

#### Maintenance

Circa £1,900 per annum - To be confirmed

#### Council Tax

London Borough of Bromley - Band E

#### Agents Note

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

