

Flat 2, 4 Creswell Drive, Langley Waterside, Beckenham BR3 3FW

Available via our PARK LANGLEY OFFICE - One of the finest apartments built by Berkeley Homes with idyllic panoramic views to the lake, offering a more spacious design than the neighbouring blocks in the gated Langley Waterside development with 24 hour security at the entrance lodge. Occupying a central position in the building with all main rooms having windows to rear, making the most of the spectacular outlook from the flat and the TWO GROUND FLOOR BALCONIES/OUTSIDE SPACE with sunny south westerly aspect. Particularly spacious living room with doors to Balcony 1 and opening to large kitchen/breakfast room, whilst the entrance hall offers excellent storage with spacious area to far end for additional reception space. Two bedrooms with wardrobes and two en suites including wonderfully generous main bedroom with door to Balcony 2 and walk in wardrobe.

Location

Situated in the prestigious Langley Waterside development with gated entrance off South Eden Park Road, manned 24 hours a day to provide 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 (London Bridge, Waterloo, Charing Cross and Cannon Street with DLR connection at Lewisham) is about a third of a mile away. West Wickham town centre is about a mile away as is Beckenham High Street and from Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon.



Ground Floor

Entrance Hall

7.84m max x 5.28m max (25'9 x 17'4) covered radiator, walk in double cupboard and double airing cupboard with slatted shelves beside Megaflo water cylinder, video entryphone, generous RECEPTION AREA to far end with two sets of fitted book shelves

Cloakroom

1.87m x 1.78m (6'2 x 5'10) white low level wc, wall tiling above pedestal wash basin with mixer tap, chrome heated towel rail, downlights

Kitchen/Breakfast Room

4.37m max x 3.27m max (14'4 x 10'9) range of base cupboards and drawers including deep pan drawers plus integrated washing machine and dishwasher beneath work surfaces, inset 1½ bowl single drainer stainless steel sink unit with mixer tap, cooker hood above AEG four ring gas hob, built in electric oven and microwave, integrated upright fridge/freezer, wall tiling, eye level cupboards including cupboard concealing Keston System S30 gas boiler (installed June 2022), radiator, double glazed window overlooking communal grounds with lake beyond

Living Room

6.94m Maximum x Maximum (22'9 x 16'5) space for dining table and large sofas, two radiators, full height double glazed windows beside double glazed doors to Balcony 1

Balcony 1

4.7m x 1.54m (15'5 x 5'1) attractive and sunny with access panel and outlook to communal grounds and lake with Nature Reserve in the distance, decked floor, outside light

Bedroom 1

5m x 4.72m max (16'5 x 15'6) Includes fitted cupboards and wardrobe, two radiators, full height double glazed panels beside double glazed door to Balcony 2

Walk in Wardrobe

2.24m x 1.43m (7'4 x 4'8) ample hanging with shelf space above

En Suite Shower Room

2.06m x 2.03m (6'9 x 6'8) tiled shower cubicle with sliding door, white low level wc, wash basin with mixer tap having double cupboard beneath, wall tiling with mirror above basin, shaver point, chrome heated towel rail, downlights, double glazed window to rear

Balcony 2

3.36m x 1.5m (11'0 x 4'11) attractive and sunny outlook to lake, decked floor, outside light

Bedroom 2

4.95m max x 3.28m max (16'3 x 10'9) includes spacious area by door and built in double wardrobe, radiator, double glazed window overlooking communal grounds

En Suite Bathroom

2.51m x 1.8m (8'3 x 5'11) Villeroy and Boch white bath with mixer tap and shower attachment having full length screen with sliding panels, white low level wc, pedestal wash basin with mixer tap, wall tiling, shaver point, chrome heated towel rail, downlights

Outside

Parking Space

beneath pergola opposite the building - 6th space on left having entered the parking area in front of Creswell Drive flats

Communal Grounds

Langley Waterside has beautiful areas of communal grounds and pathways providing attractive walks including path encircling the lake at the rear of the building

Addition Information

Lease

999 years from April 2002 - to be confirmed

Maintenance

Figures for HALF YEAR from 01.01.25 to 30.06.25
Block Service Charge paid to Prime Property Management - £2,732.46 plus £22 for car park space
Service Charge for Langley Waterside Development paid to Crabtree £1,188.15 + £125.01 Reserve Payment
N.B. the residents are due to complete a Right to Manage for 4 Creswell Drive on 14 July 2025 with a view to reducing the Service Charge for the block

Ground Rent

£250 per annum (invoiced 03.01.25)

Agent's Note

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

Council Tax

London Borough of Bromley - Band F
Please visit: bromley.gov.uk/council-tax/council-tax-guide

Utilities

Mains - Gas, Electricity, Water and Sewerage

Broadband and Mobile

For coverage at this property, please visit:
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage