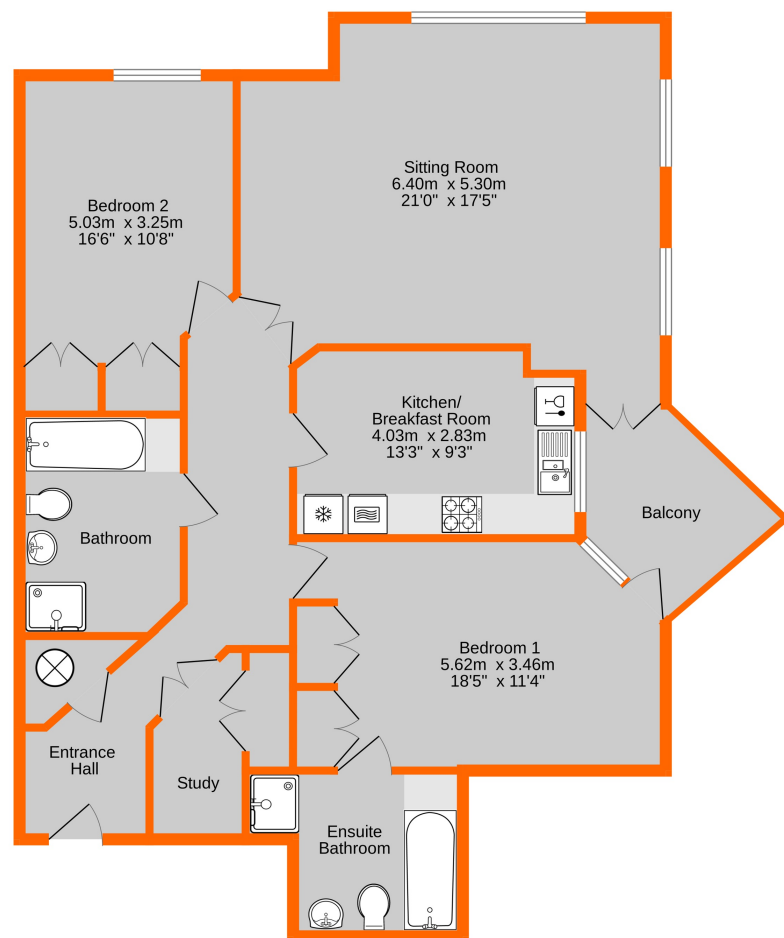


Ground Floor Flat  
111.3 sq.m. (1198 sq.ft.) approx.



TOTAL FLOOR AREA : 111.3 sq.m. (1198 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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.  
**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)



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



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

2 Kelsey Park Mansions, 78 Wickham Road, Beckenham BR3 6QH  
**£670,000 Share of Freehold**

- Prestigious age-exclusive modern development
- TERRACE/BALCONY and defined garden area
- Wonderfully spacious double aspect living room
- Lovely communal grounds backing Kelsey Park
- Fabulous CHAIN FREE ground floor apartment
- Two double bedrooms and two bathrooms
- Welcoming entrance hall with study/office
- Close to bus routes and Park Langley shops



## 2 Kelsey Park Mansions, 78 Wickham Road, Beckenham BR3 6QH

Wonderfully spacious apartment in prestigious age exclusive development (55+) with southerly facing RAISED TERRACE/BALCONY leading to PRIVATE AREA of GARDEN forming part of the beautiful communal grounds backing onto KELSEY PARK. Entrance hall gives an immediate sense of space with cleverly designed OFFICE/STUDY accessed via double doors, Impressive (6.4m x 5.3m / 21'0 x 17'5) living room with ample space for dining table and doors to terrace/balcony. Fitted kitchen/breakfast room with appliances, two double bedrooms with wardrobes and TWO BATHROOMS. Main bedroom suite offers very spacious en suite bathroom with both shower and bath and second bathroom, off the hall, is similarly appointed. With direct access to outside space and well planned accommodation, this property is a perfect package for downsizers with southerly and westerly aspect to the rear of the building and allocated parking in the gated underground car park having LIFT access.

### Location

In an excellent position beside an entrance to Kelsey Park with pathways to the beautiful lake and leading through the park to Beckenham High Street (about three quarters of a mile away). Popular local shops are only a few hundred yards away at the end of the road, by the Park Langley roundabout, with a Tesco Express just around the corner. Bus services run along Wickham Road to Beckenham, including Beckenham Junction station, and Bromley Town Centre. For easy access to central London, from Beckenham Junction there are trains to Victoria and The City as well as tram services to Croydon and Wimbledon.



### Ground Floor

#### Entrance Hall

spacious with video entryphone, radiator, large airing cupboard with pressurised hot water cylinder, large double cupboard providing STUDY/OFFICE SPACE with fitted desk having shelf above and deep double cupboard providing good storage

#### Kitchen/Breakfast Room

4.03m x 2.83m (13'3 x 9'3) base cupboards and drawers including deep pan drawers plus integrated dishwasher and washing machine beneath granite work surfaces, 1½ bowl stainless steel sink with mixer tap, Elica cooker hood above 5-burner gas hob, built in Bosch electric oven and microwave, integrated upright fridge/freezer, wall tiling, eye level cupboards and display shelves including cupboard concealing Vaillant wall mounted gas boiler (Installed August 2019), tiled floor, space for table and chairs, radiator, double glazed window overlooking balcony

#### Spacious Sitting Room

6.4m x 5.3m (21'0 x 17'5) plus deep recess by double glazed doors to BALCONY, two radiators, ample space for dining table, video entryphone, double glazed windows to side and rear overlooking communal grounds with sunny southerly and westerly aspects

#### Raised Terrace/Balcony

3.25m max x 2.28m max (10'8 x 7'6) outside light, paved floor, enjoys southerly aspect, elevated from communal grounds with steps to private area enclosed by mature hedges about 7.75m max x 6.8m max (25ft x 22ft) laid to lawn and leading to area of communal grounds beside the property with sweeping lawn to main grounds at rear

#### Bedroom 1

5.62m max x 3.46m max (18'5 x 11'4) includes recess by door and pair of built in double wardrobes, radiator, double glazed full height window and door to BALCONY

### En Suite Bathroom

3.62m max into shower or 2.36m x 2.2m (11'11 or 7'9 x 7'3) tiled shower with folding door, white easy access bath with mixer tap, low level wc with concealed cistern, wash basin with mixer tap, tiled walls with large mirror and shower point above basin, chrome heated towel rail, Amtico flooring, downlights and extractor

### Bedroom 2

5.03m max x 3.25m max (16'6 x 10'8) includes pair of built in double wardrobes, radiator beneath double glazed window to side

### Second Bathroom

3.28m x 2.07m (10'9 x 6'9) large white panelled bath with mixer tap and shower attachment, white low level wc with concealed cistern, wash basin with mixer tap and double shower cubicle with hinged doors, wall tiling with large mirror and shaver point above basin, chrome heated towel rail, Amtico flooring, downlights and extractor

### Outside

### Communal Gardens

wonderfully secluded backing onto Kelsey Park with westerly aspect, extensive areas of well maintained lawn and borders plus paved pathways and terrace, the spectacular communal grounds are an outstanding feature of this development. Visitor parking spaces to front.

### Parking

allocated parking space in underground car park with electrically operated gates - second space on left hand side

### Storage

to rear of underground car park is a locked storage room with allocated lockers (second locker on left hand side) ideal for storing a set of golf clubs or other items

### Additional Information

#### Lease

999 years from 1 January 2008 with Share of Freehold - to be confirmed

#### Maintenance

paid to Prime Property Management - £2,358.96 for year 1 September 2024 to 31 August 2025 (less £310.37 credit)

#### Council Tax

London Borough of Bromley - Band F  
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)

#### Agents Note

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