Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) **A**		
(81-91) **B**	83	83
(69-80) **C**		
(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
678 sq.ft. (63.0 sq.m.) approx.

Kitchen/Dining Room
14'4" x 13'8"
4.38m x 4.16m

Sitting Room
14'4" x 12'4"
4.36m x 3.75m

Wardrobe

Bedroom
13'7" x 11'4"
4.14m x 3.46m

Balcony
13'10" x 5'4"
4.22m x 1.62m
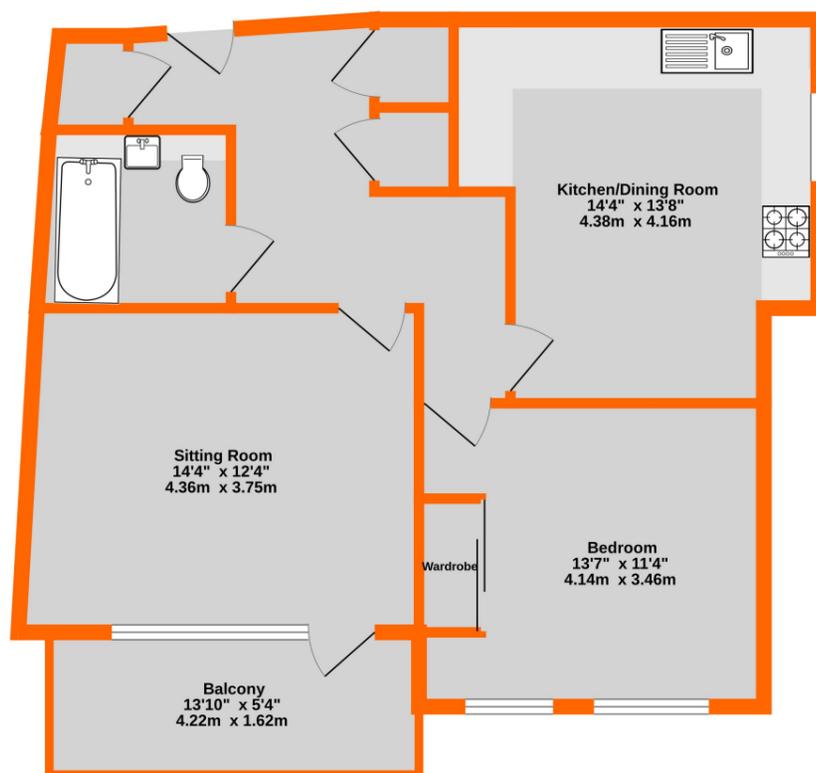
TOTAL FLOOR AREA : 667sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

The Property Ombudsman

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

7 Vesta House, 40 Roman Way, Beckenham BR3 3FL

£350,000 Leasehold

- Exceptional first floor one bedroom apartment
- Particularly large fitted kitchen/breakfast room
- Entrance hall with range of cupboards
- Excellent block security with lift facility
- Design favoured for generous proportions
- Delightful sitting room accessing BALCONY
- Quality fittings including luxury bathroom
- All the benefits of a modern new build

Park Langley Office

104 Wickham Road, Beckenham, BR3 6QH

020 8658 5588

parklangley@proctors.london

PROCTORS

Offices: Beckenham | Bromley | Park Langley | Petts Wood | Shirley | West Wickham

PROCTORS

7 Vesta House, 40 Roman Way, Beckenham BR3 3FL

Price Guide £350,000 - £360,000 Wonderfully spacious first floor apartment in modern development with a peaceful, scenic setting around a delightful lake enjoying easy access to central Beckenham. Distinct from the typical layout boasting a particularly generous kitchen/dining room fully fitted with premium Bosch appliances, creating an ideal space for cooking and entertaining. Sitting room flooded with natural light from large windows having door to private balcony/terrace spanning full width of room. Storage is a standout feature with three cupboards in entrance hall alone, along with built in wardrobe in the bedroom. Presented in true turnkey condition, the beautifully finished bathroom completes the interior. Externally there is secure undercroft parking accessed via an electric gate, with allocated space, bike storage and bin store.

Location

Accessed via Tiber Way, off South Eden Park Road, this property is at the end of Roman Way, built beside the lake with a children's play area near by off Romulus Drive. The Super Loop bus route runs along South Eden Park Road and Eden Park Station provides trains to London Bridge and The City. Only just over a mile from Central Beckenham with wonderful choice of restaurants and coffee shops, whilst sporting facilities in the vicinity include Park Langley Tennis Club, Langley Park Golf Club and David Lloyd Leisure Club on Stanhope Grove. Local shops are available on Wickham Road, by the Park Langley roundabout, along with a Tesco Express.

First Floor

Inner Lobby

accessed via secure doors, off communal landing for only four flats, lift and stairs to all floors, windows towards parking area

Entrance Hall

of irregular shape, video entryphone intercom, radiator, three storage cupboards, luxury vinyl flooring, Honeywell thermostat for central heating

Spacious Kitchen/Dining Room

4.38m max x 4.16m max (14'4 x 13'8) white gloss fronted base cupboards and drawers plus matching eye level units, quartz work surface with matching upstand and drainer for 1½ bowl stainless steel sink having mixer tap, Bosch integrated stainless steel extractor hood above inset 4-ring Bosch Induction hob and electric oven beneath, dishwasher, washer/dryer, fridge/freezer, Ideal Logic ESP130 combination boiler, luxury vinyl flooring, radiator, double glazed window

Sitting Room

4.36m x 3.75m (14'4 x 12'4) radiator, tracks for curtains and nets for privacy, large double glazed windows beside door to balcony

Balcony

4.21m x 1.65m (13'10 x 5'5) tiled, glazed balustrade

Bedroom

4.14m max x 3.46m (13'7 x 11'4) includes fitted double wardrobe with sliding doors, radiator, double glazed full height windows

Bathroom

2.14m x 1.7m (7'0 x 5'7) white Roca panelled bath with mixer tap and shower attachment having hinged glazed screen, over, wall mounted wash basin with mixer tap, low level wc with concealed cistern, wall tiling, luxury vinyl flooring, shaver point, mirror fronted cabinet, chrome heated towel rail, extractor fan

Outside

Undercroft Parking

entrance via fob from communal hall, via electrically operated double doors on Roman Way with allocated space no.12 to far end

Additional Information

Lease

999 years from 1 January 2023 - to be confirmed

Ground Rent

Vendor informs us this is not applicable - to be confirmed

Maintenance

Block Service Charge £2,576.78 for year 1 January to 31 December 2026 plus Estate Service Charge £290.34 for same period, paid to Remus Ltd

Council Tax

London Borough of Bromley - Band D Please visit: 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 checker.ofcom.org.uk/en-gb/mobile-coverage

Agents Note

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