



homezone

£300,000 Leasehold

6C Langley Road

Beckenham, BR3 4AD

- STYLISH, LIGHT AND AIRY ONE BEDROOM TOP (SECOND) FLOOR VICTORIAN CONVERSION FLAT
- WEST FACING PRIVATE GARDEN WITH OUTBUILDING IDEAL AS AN OFFICE, GYM OR WORKSHOP
- QUIET LOCATION
- NEWLY FITTED CONTEMPORARY KITCHEN
- LUXURY MOROCCAN SPA STYLE BATHROOM
- ABUNDANCE OF BESPOKE FITTED WARDROBES, SHELVING & CUPBOARDS
- GAS CENTRAL HEATING, COLUMN RADIATORS, DOUBLE GLAZING & HARD FLOORING THROUGHOUT
- CONVENIENT FOR LOCAL INDEPENDENT SHOPS, RESTAURANTS, CAFES & SOUTH NORWOOD COUNTRY PARK AND NATURE RESERVE
- EASY ACCESS TO BECKENHAM TOWN CENTRE
- 5 MINUTES' WALK TO ELMERS END RAILWAY/TRAM



Homezone Property Services

149 Croydon Road, Beckenham, Kent, BR3 3QH
tel. 020 3794 7545 mail. beckenham@homezone.co.uk
web. www.homezone.co.uk





**** GUIDE PRICE £300,000 - £325,000 **** Be the envy of all your friends with this exquisite, stylish, period conversion flat. With an abundance of natural light, copious amounts of storage, and numerous areas in which to set up a workstation, this is the perfect home for living, working, and entertaining. If you love gardening, growing your own food, enjoying al fresco dining with friends and family, or even have a hobby or business that requires a workshop, the west-facing garden will satisfy all your needs.

A Moroccan-style luxurious bathroom with walk-in shower and roll-top bath gives the feeling of having your very own private spa. A thoughtfully designed contemporary kitchen features high-quality butcher's block worksurfaces, 'Zellige' wall tiles and striking floor tiles, all adding to the exotic vibe of this charming apartment.

The peaceful bedroom features bespoke fitted wardrobes and is the perfect room for watching spectacular sunsets through the Velux window, followed by blissful slumber. The hallway features an attractive feature-papered wall, new bespoke fitted bookshelves, cupboards, a handy concealed sliding keyboard shelf, and access to the roof space, a highly useful bonus storage area, benefitting from being boarded out and having a sturdy loft ladder.

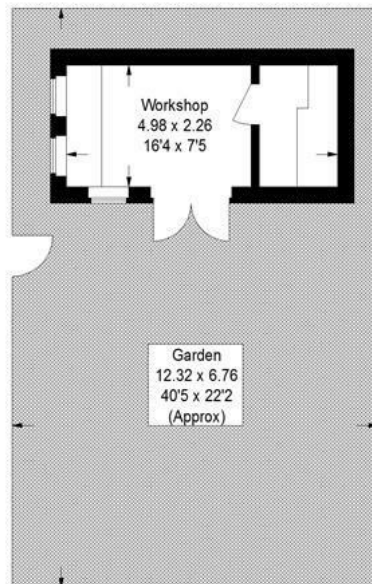
Perfectly located for travelling to London via Elmers End railway station or Wimbledon, Croydon, and Gatwick via the tram. Independent shops, cafes, restaurants, and a Tesco Superstore are practically on the doorstep, together with the popular South Norwood Country Park and Nature Reserve. Buses to Beckenham, Croydon, and West Wickham high streets are easily accessible.

An early viewing is highly recommended!



Langley Road, BR3

Approximate Gross Internal Area
 67.6 sq m / 728 sq ft
 Workshop = 11.6 sq m / 125 sq ft
 Total = 79.2 sq m / 853 sq ft



(Not Shown In Actual
 Location / Orientation)



Second Floor

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1001598)

External wrought iron staircase to second floor.
Wall mounted gas meter cupboard to right of front door.

Entrance Hall

Painted panelled wooden front door, bespoke fitted bookshelves and cupboards with concealed pull-out keyboard shelf, cupboard housing electric meter and fuse board, feature papered wall, column radiator, 'walnut' stained wide wooden floorboards, ceiling light fitting, hatch to loft (boarded with retractable loft ladder) opening to:-

Living Room

uPVC double glazed window to side, Velux window, fireplace opening, column radiator, 'walnut' stained wide wooden floorboards, ceiling rose, ceiling light fitting, opening to Entrance Hall.

Bedroom

Painted panelled wooden door, uPVC double glazed window to side, Velux window, bespoke fitted wardrobes, 'walnut' stained wide wooden floorboards, ceiling rose, ceiling light fitting.

Kitchen

uPVC double-glazed window to side, Velux window, range of 'Shaker' style base units with butcher block wooden worktops over incorporating 'Rangemaster' white enamel sink and drainer with brushed brass mixer tap, 'Zellige' tiled splashbacks, integrated Beko dishwasher, Bosch electric oven, Bosch electric hob, Cookology extractor hood, larder unit, space for fridge freezer, space and plumbing for washing machine, exposed brick wall, tiled floor, ceiling light fitting, opening to Entrance Hall.

Bathroom

Painted panelled wooden door, white aluminium framed window, twin 'Kasbah' round floral patterned ceramic countertop basins with wall-mounted brushed brass cross head taps, fitted rustic wood shelf, white roll top freestanding bath with wall-mounted gold mixer tap, and hand-held shower spray, walk-in open shower cubicle, with gold rainfall shower head and hand held shower spray, heated towel radiator, tiled walls, marble tiled floor, twin wall light points, ceiling light fitting.

Garden

Accessed via the ground floor flat's garden via a wooden gate. Mainly laid to lawn with raised flower and vegetable beds, fenced boundaries, outbuilding with uPVC double glazed window and door, perspex corrugated roof, light and power.

Lease/Ground Rent/Service Charges

Lease Length: 99 years from 29th September 2012 (89 years remaining).

Ground Rent: £400 per annum.

Service Charge: Maintenance as and when shared between 3 flats.

EPC

Band: E.

Council Tax

London Borough of Bromley.

Band: C.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.