



ASKING PRICE

**£475,000**

**Creswell Drive**

, BR3 3FX

## PROPERTY SUMMARY

Sinclair Hambleton are delighted to offer to the market, chain free, this stunning two double bedroom two bathrooms second floor apartment.

This beautiful apartment comprises of large entrance hall, two double bedrooms (with one benefitting from en-suite), main bathroom, modern kitchen, large reception room with access to a balcony with stunning views over communal grounds and lake. The property also benefits from allocated parking.

This stunning apartment benefits from a recent luxury refurbishment throughout including new boiler, fully fitted modern kitchen, newly installed bathroom and en suite.

Creswell Drive is located in the stunning Langley Waterside development in Beckenham, which offers 24/7 security. The property is located close to Eden Park Station, which offers swift access into London Bridge, Cannon Street, Charing Cross, Waterloo East, and Lewisham for DLR.

EPC - B

2

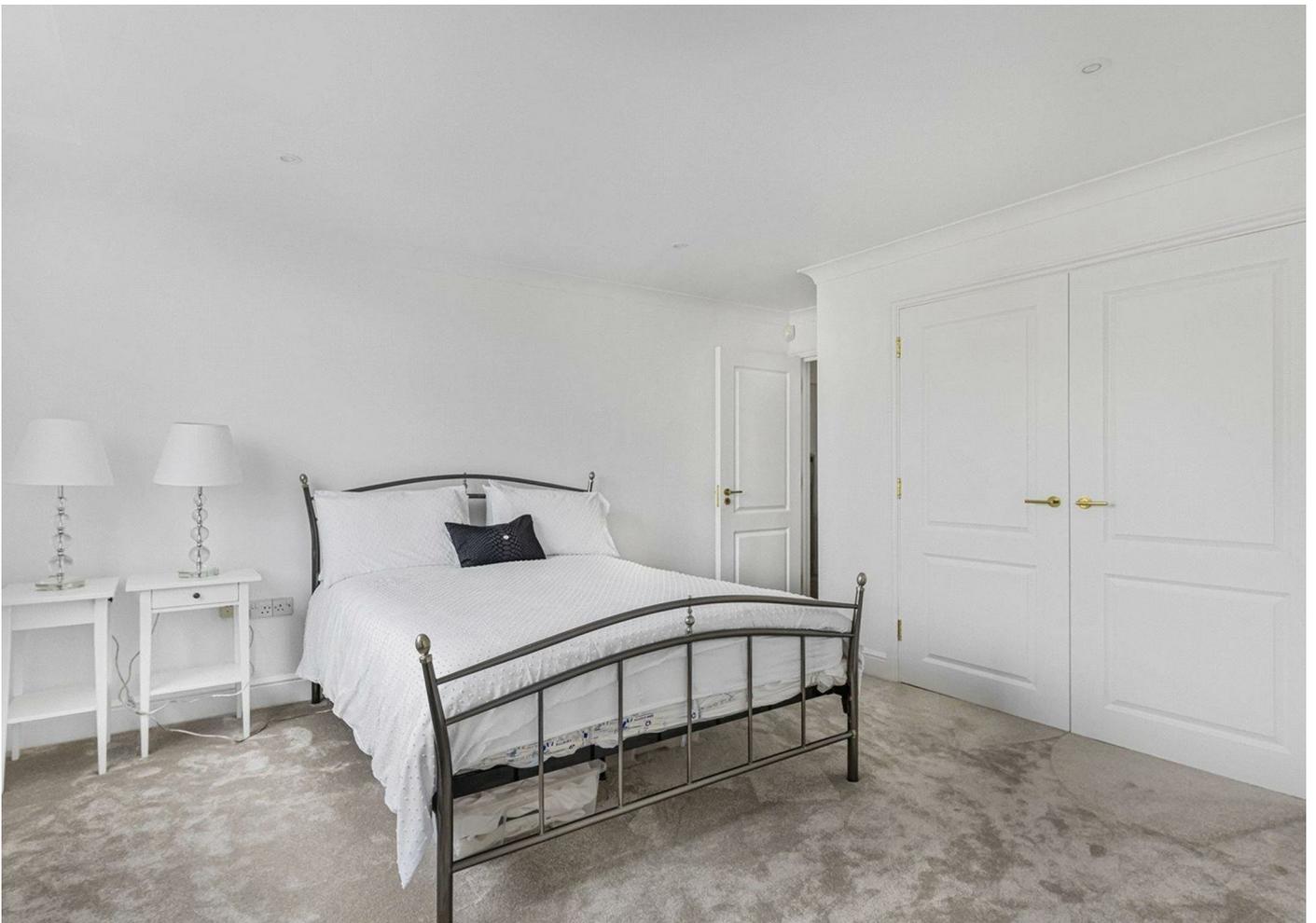


2



1

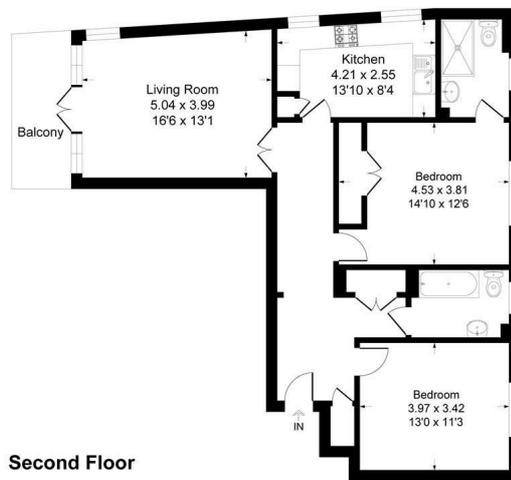






### Creswell Drive, BR3

Approximate Gross Internal Area = 91.0 sq m / 980 sq ft



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. Produced By Planpix

2  
2  
1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC RATING: COUNCIL TAX BAND:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

**OFFICE ADDRESS**  
3a Station Approach  
Hayes  
Kent  
BR2 7EQ

**OFFICE DETAILS**  
020 8462 0360  
infohy@sinclairhammelton.co.uk