

Winkworth

New Homes

KELSEY HOUSE  
HIGH STREET BR3



# KELSEY HOUSE

## EXECUTIVE SUMMARY

Welcome to Kelsey House, a premium residential development nestled in the heart of the renowned Beckenham High Street with the added benefit of lift service to all floors and secure under-croft parking.\* Offering a selection of stylish 1, 2, and 3-bedroom apartments, Kelsey House provides an unparalleled living experience that seamlessly blends modern luxury with the finest levels of urban convenience. Each apartment has been meticulously designed to cater to the diverse needs of today's homeowners, featuring contemporary interiors with herringbone flooring, outstanding bespoke kitchens and bathrooms, and the very best local amenities.

The range of spacious layouts and private outside spaces to each property have captured the striking architectural appeal of the building with immense privacy, natural light and sweeping lines that make for the very best in modern, stress-free urban living. Situated in one of London's most vibrant neighbourhoods, these homes offer easy access to shopping, dining, and public transport, making them an ideal choice for professionals, families, and investors alike. Whether you are seeking a cozy one-bedroom retreat, a comfortable two-bedroom abode, or a spacious three-bedroom residence, Kelsey House promises a lifestyle of comfort and sophistication.

## HISTORY

Kelsey House in Beckenham BR3 is part of the rich architectural and community heritage of the Beckenham area, a town that has evolved from a small village to a vibrant suburban centre over the years. Historically, Beckenham was a rural area dominated by large estates and manor houses. The development of the railways in the mid-19th century transformed the area, bringing new residents, and spurring the growth of housing, commerce, and infrastructure. Kelsey House itself is named after Kelsey Manor, an estate that once covered large parts of Beckenham. The original manor and its parklands were eventually sold and developed, giving rise to residential and commercial properties in the area, including the modern Kelsey House development.





## TRANSPORT

### Beckenham Junction Station

Only a 15-minute drive from Kelsey House, Beckenham Junction Station offers both National Rail and Tramlink services. The National Rail connects you to London Victoria in about 20 minutes, while the Tramlink service provides seamless access to Croydon and Wimbledon. This combination of rail and tram options ensures that residents have a range of transport choices to suit their lifestyle.

### Penge West Station

Penge West Overground Station, located just an 8-minute drive from Kelsey House, offers quick and direct train services to Central London. Operated by the London Overground, it connects residents to key destinations, including London Bridge and Canada Water, with journey times of approximately 20 minutes. This makes it an ideal option for commuters or those looking to enjoy the attractions and business hubs of the city. The station is also well-integrated with local bus routes, providing seamless connectivity for travellers heading further afield.

### Bus Services

Beckenham High Street, where Kelsey House is located, is well-served by multiple bus routes. Frequent services link residents to surrounding areas including Bromley, Lewisham, and Crystal Palace. These bus routes offer flexible transport options for both daily commutes and leisure activities, making it easy to navigate the local area and beyond.

## SPECIFICATION

- Open-plan living areas with large windows for natural light.
- Fully fitted kitchens with modern appliances, including an induction hob, oven, and dishwasher.
- Generously sized bedrooms with built-in wardrobes and plush carpeting.
- Sleek, contemporary bathrooms featuring a bathtub, rainfall shower, and heated towel rail.
- Ample storage spaces, including a utility closet and additional storage cupboards.

## LOCATION

Living at Kelsey House offers residents a unique balance of vibrant community spirit and the charm of a traditional town setting, right in the heart of Beckenham High Street. The area is known for its diverse culture, blending local heritage with a modern, cosmopolitan vibe. Beckenham boasts bustling street markets that bring together fresh produce, artisan crafts, and street food, offering a lively, welcoming atmosphere. Residents can enjoy a wide array of dining options, from charming cafés and family-owned eateries to high-end restaurants, catering to all tastes and preferences.

The lifestyle at Kelsey House also offers access to green spaces like **Kelsey Park**, perfect for leisurely strolls, picnics, or outdoor activities, making it a haven for nature lovers. The nearby commons and parks offer a peaceful escape, while the high street remains lively with shops, boutiques, and social hubs for catching up with friends or simply relaxing at a local café. Commuting is a breeze with convenient transport links to central London, making Kelsey House an ideal location for professionals, families, and anyone seeking both urban convenience and suburban tranquility. The combination of Beckenham's traditional charm and modern amenities ensures a fulfilling lifestyle for all residents.



## 1 BEDROOM OVERVIEW

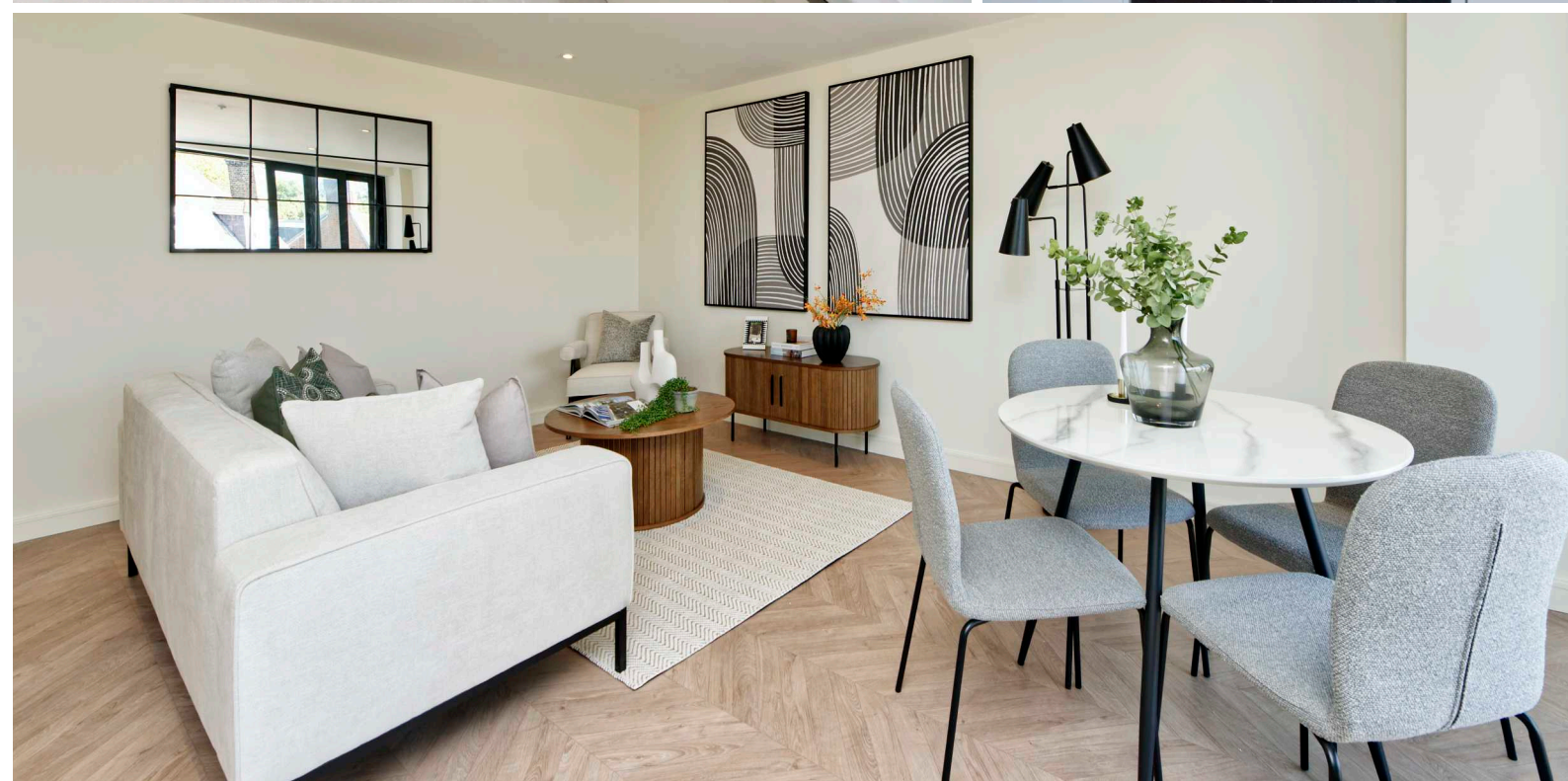
These fantastic 1-bedroom (567 sq.ft./ 52.7 sq.m.) apartments at Kelsey House are the epitome of modern urban living, offering an elegant yet functional design perfect for singles or couples. Approached via striking and bright communal areas with lift access, you are welcomed into a fabulous private home with a wonderful reception space boasting herringbone floors, a stunning feature kitchen equipped with high-end appliances and stylish finishes, and a sense of calm which seamlessly integrates with the living and dining areas to provide a perfect space for relaxation and entertainment.

The bedroom is superbly appointed and generous in size and the developer has taken exceptional care with the bathroom design to provide a bright, luxury interior with industrial-style finishes and contemporary sanitary ware. The private balconies/terraces are superbly finished with glass balustrades and composite decking.

## KEY FEATURES

- Living Area: Spacious open-plan design with large windows for natural light.
- Kitchen: Fully fitted with modern appliances, including an induction hob, oven, and dishwasher.
- Bedroom: Generously sized bedroom with built-in wardrobes and plush carpeting.
- Bathroom: Sleek, contemporary bathroom featuring a bathtub, rainfall shower, and heated towel rail.
- Storage: Ample storage spaces, including a utility closet and additional storage cupboards.









## 2 BEDROOM OVERVIEW

The 2-bedroom apartments (754 sq.ft. / 70.1 sq.m.) provide a perfect blend of comfort and style, catering to small families or individuals needing extra space. Approached via striking and bright communal areas with lift access, you are welcomed into a fabulous private home with a wonderful reception space boasting herringbone floors, a stunning feature kitchen equipped with high-end appliances and stylish finishes, and a sense of calm which seamlessly integrates with the living and dining areas to provide a perfect space for relaxation and entertainment.

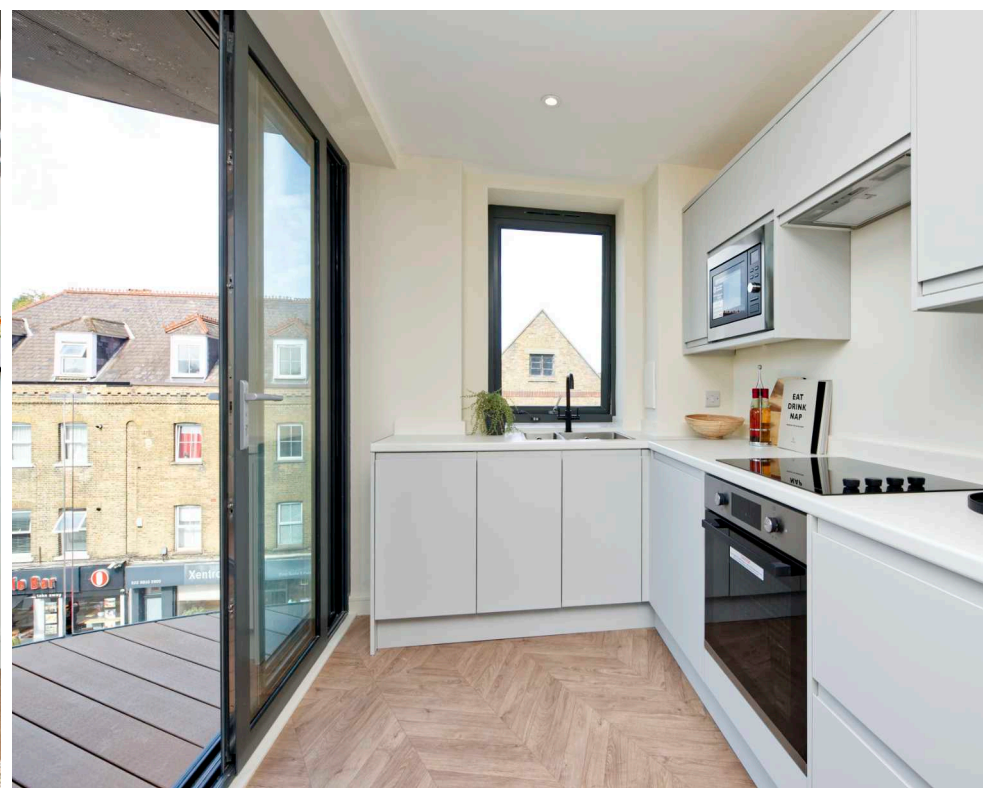
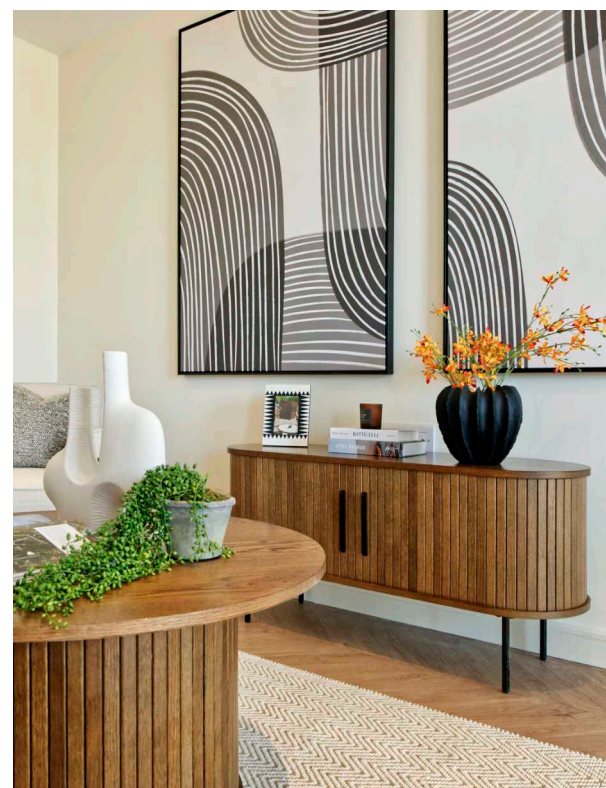
The two double bedrooms are superbly appointed and generous in size and the developer has taken exceptional care with the design of both bathroom and shower room to provide a bright, luxury interior with industrial-style finishes and contemporary sanitary ware. The private balconies/terraces are superbly finished with glass balustrades and composite decking.

These units boast a master bedroom with an en-suite shower room, a second double bedroom with generous proportions, and an additional family bathroom. The expansive living area flows into a well-appointed kitchen, designed to accommodate both casual and formal dining experiences.

## KEY FEATURES

- Living Area: Open-plan living and dining area with hardwood floors and recessed lighting.
- Kitchen: Modern kitchen with integrated appliances, quartz countertops, and ample cabinetry.
- Bedrooms: Master bedroom with en-suite, second bedroom with built-in wardrobes.
- Bathrooms: Family bathroom with premium fittings and en-suite in the master bedroom.
- Balcony/Terrace: Private outdoor space for select units, ideal for relaxation and al fresco dining.









## PENTHOUSE OVERVIEW

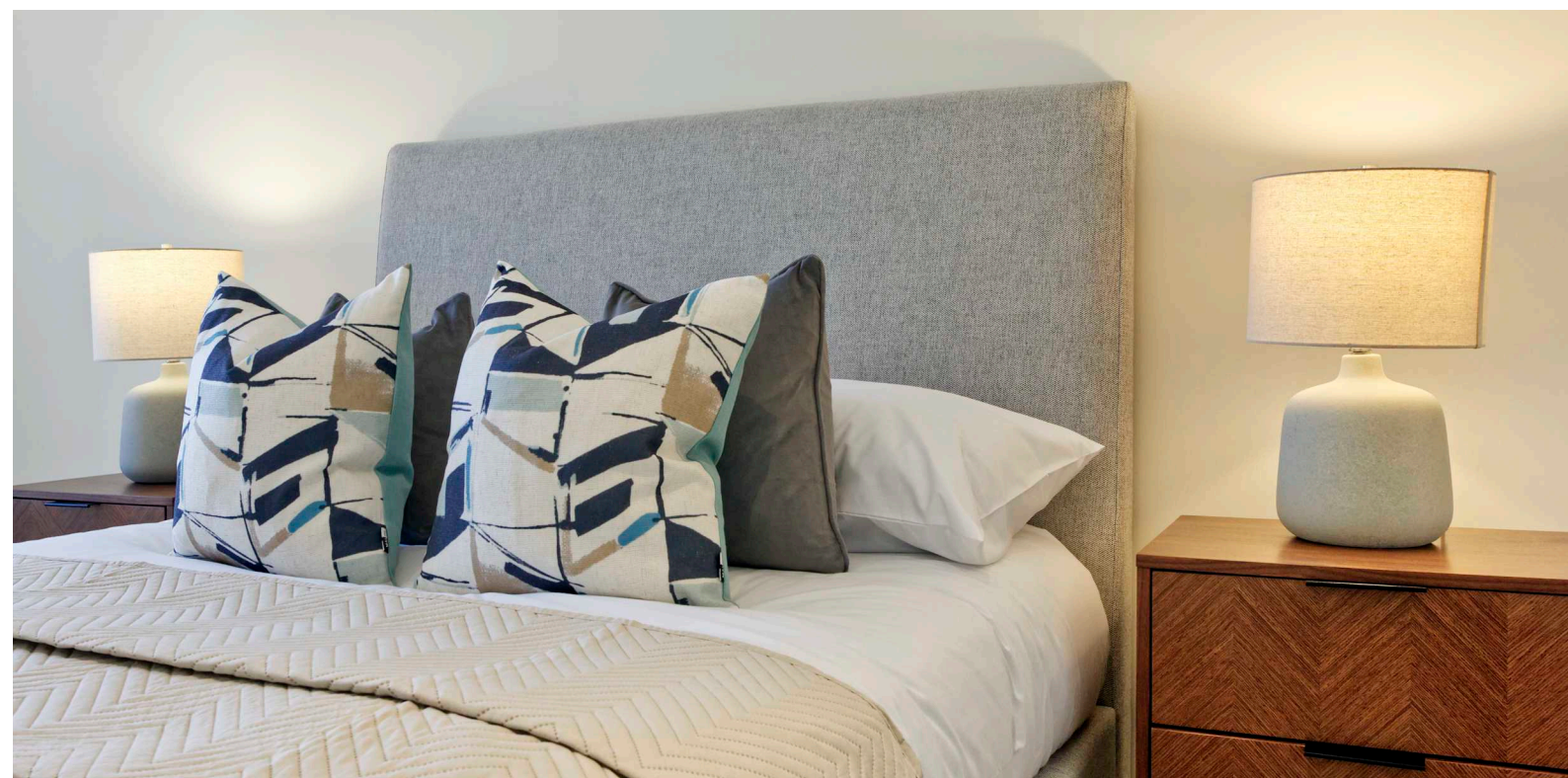
This premium top floor Penthouse Apartment (953 sq.ft. / 88.6 sq.m.) enjoys a sense of calm and privacy that is only matched by its pleasant, open views across Beckenham Town Centre and beyond. The property enjoys lift access, expansive communal hallways and a real sense of elevated living with the added benefit of a secure under-croft parking space included in the asking price.

Designed for those who value space and luxury, this 3-bedroom Penthouse apartment at Kelsey House offers the ultimate living experience. This expansive home features a master suite with a walk-in closet and en-suite bathroom, two additional bedrooms, a family bathroom, and an open-plan living area that serves as the centre for socialising and relaxation. Ideal for families or those who love to entertain, these apartments are a haven of comfort and sophistication.

## KEY FEATURES

- **Living Area:** Large open-plan area with dedicated dining space and panoramic windows.
- **Kitchen:** Custom cabinetry, quartz work surfaces and fully fitted appliances.
- **Bedrooms:** Three Bedrooms to include a Master with en-suite shower room, Two Further Double Bedrooms and a Family Bathroom.
- **Bathrooms:** Luxurious bathroom and shower room with high-quality industrial-style fixtures.
- **Outdoor Space:** An exceptional and vast private roof terrace.







# AREA GUIDE

## NEIGHBOURHOOD

Kelsey House is ideally situated on High Street in Beckenham, a sought-after area known for its vibrant community, rich history, and excellent amenities. This location perfectly balances suburban tranquillity and urban accessibility, providing residents with an exceptional quality of life.

## KEY LOCATION FEATURES

### TRANSPORT LINKS:

- **Beckenham Junction Station:** A 6-minute walk, providing National Rail and Tramlink services.
- **Penge West Overland Station** is an 8-minute drive away with direct trains to Central London.
- **Bus Services:** Multiple bus routes on High Street connect to surrounding areas.

### LOCAL AMENITIES:

- **Shopping:** A variety of shops, including the Broadway Market, Market, and popular retailers along the high street.
- **Dining:** An array of cafes, pubs, and restaurants offering diverse cuisines, from traditional British to exotic international flavours.
- **Healthcare:** Nearby health facilities, including St George's Hospital and several local clinics.

### RECREATION & LEISURE:

- **Parks:** Bec Common and Wandsworth Common are nearby, providing beautiful green spaces for outdoor activities.
- **Gyms and Fitness Centre's:** Various options, including fitness studios and swimming pools.
- **Cultural Attractions:** Theatres, galleries, and community events that cater to all tastes.

### EDUCATION:

- **Schools:** Proximity to top-rated schools such as Primary School and Graveney School, making it an attractive option for families.
- **Universities:** Easy access to educational institutions such as the University of Roehampton and King's College London.

### COMMUNITY & LIFESTYLE:

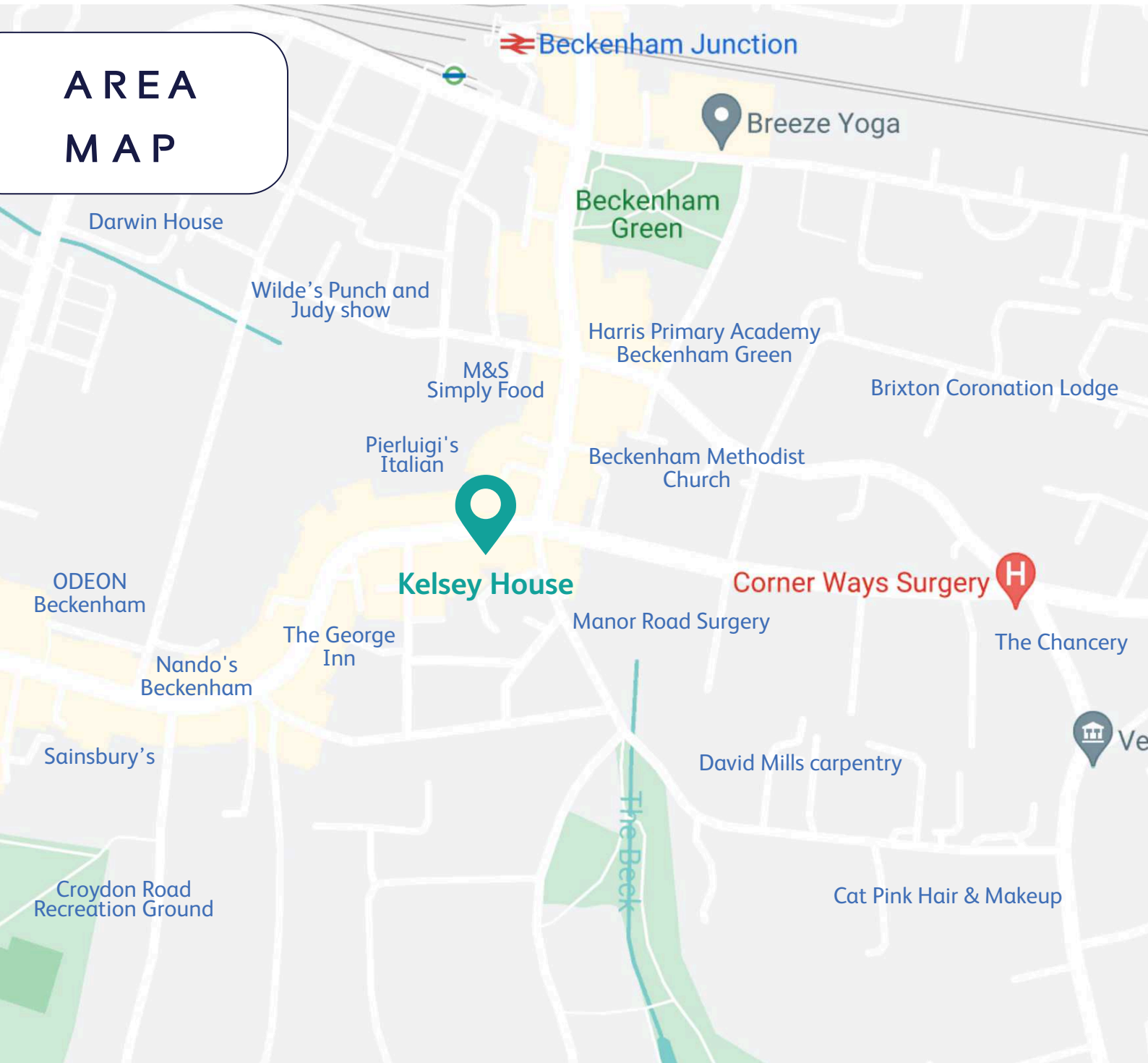
Living at Kelsey House offers residents a thriving community spirit with a blend of cultural diversity and traditional charm. The area is known for its bustling markets, excellent dining options, and lively street atmosphere. Whether enjoying a relaxing stroll through the common, catching up with friends at a local café, or commuting to the city for work, residents will find that Kelsey House's location caters to all lifestyle needs.







# AREA MAP



Beckenham Junction

Breeze Yoga

Beckenham Green

Darwin House

Wilde's Punch and Judy show

Harris Primary Academy Beckenham Green

M&S Simply Food

Brixton Coronation Lodge

Pierluigi's Italian

Beckenham Methodist Church



**Kelsey House**

Corner Ways Surgery



ODEON Beckenham

Manor Road Surgery

The Chancery

Nando's Beckenham

The George Inn

Sainsbury's

David Mills carpentry



Croydon Road Recreation Ground

Cat Pink Hair & Makeup

The Beek





Transport Links



**Beckenham Junction**

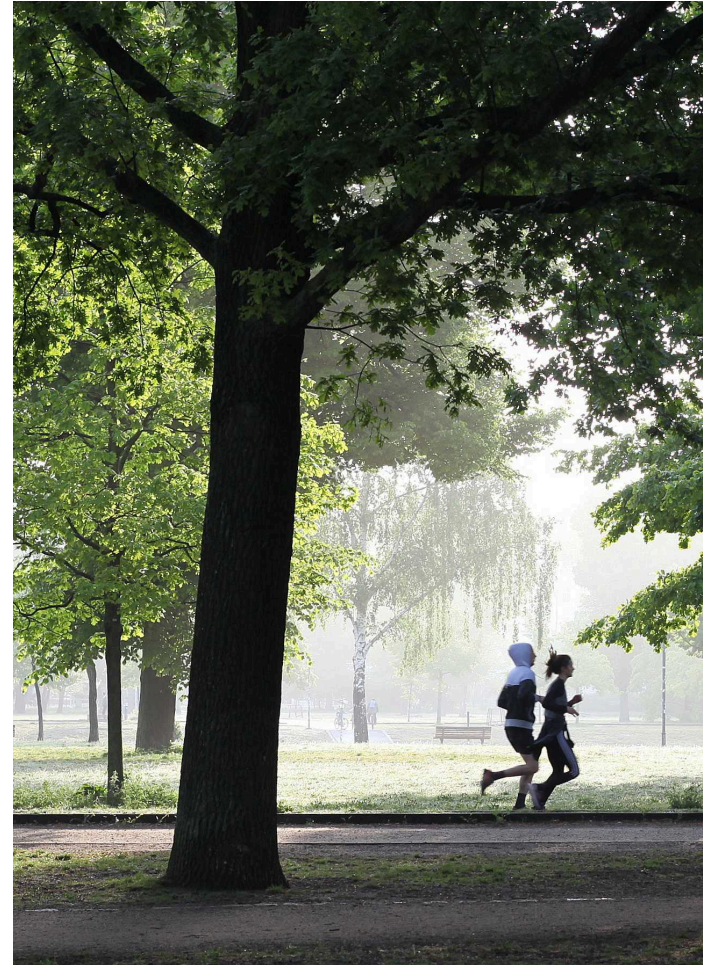
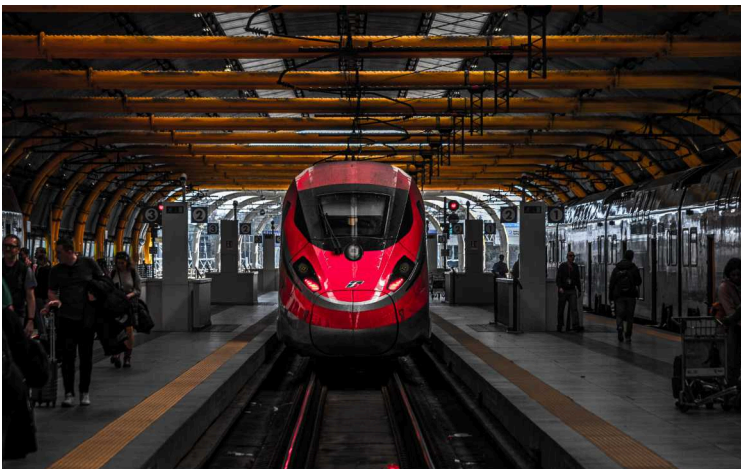
National Rail line, Tramlink Zone: 4

**Penge West Station**

Overland line, Zone: 4

**Bus Routes**

Numbers: 54, 227, 354, 367, N3



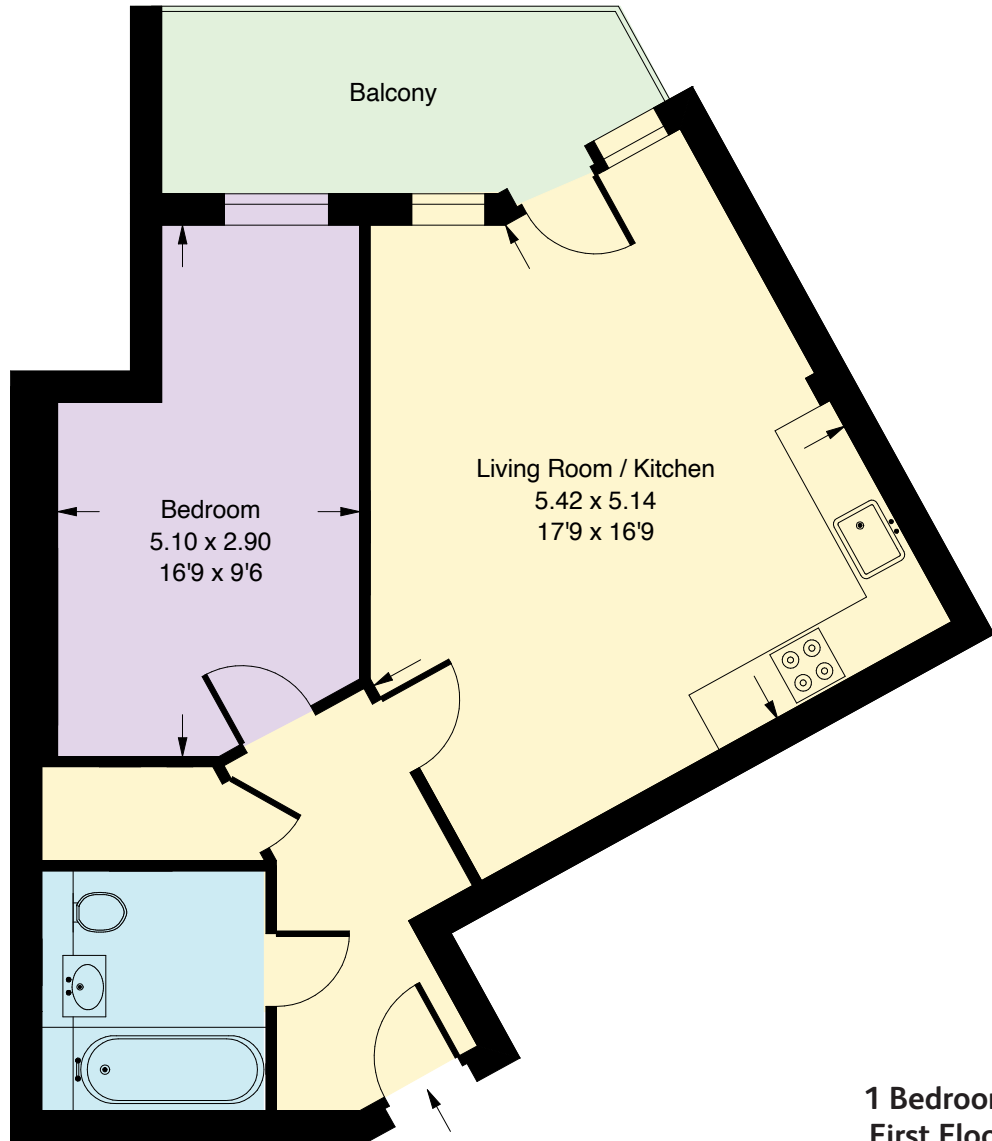


FLOOR  
PLANS



# Kelsey House, BR3

Approx. Gross Internal Area  
52.2 sq m / 562 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

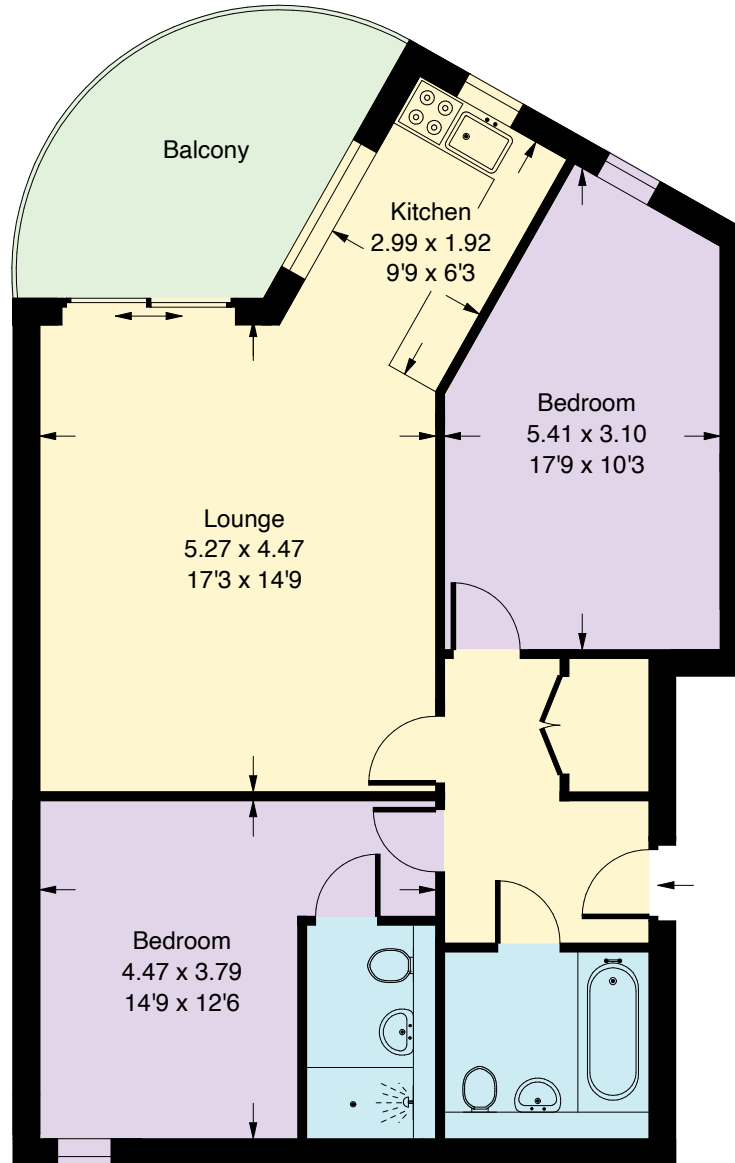


FLOOR  
PLANS



# Kelsey House, BR3

Approx. Gross Internal Area  
75.66 sq m / 814 sq ft

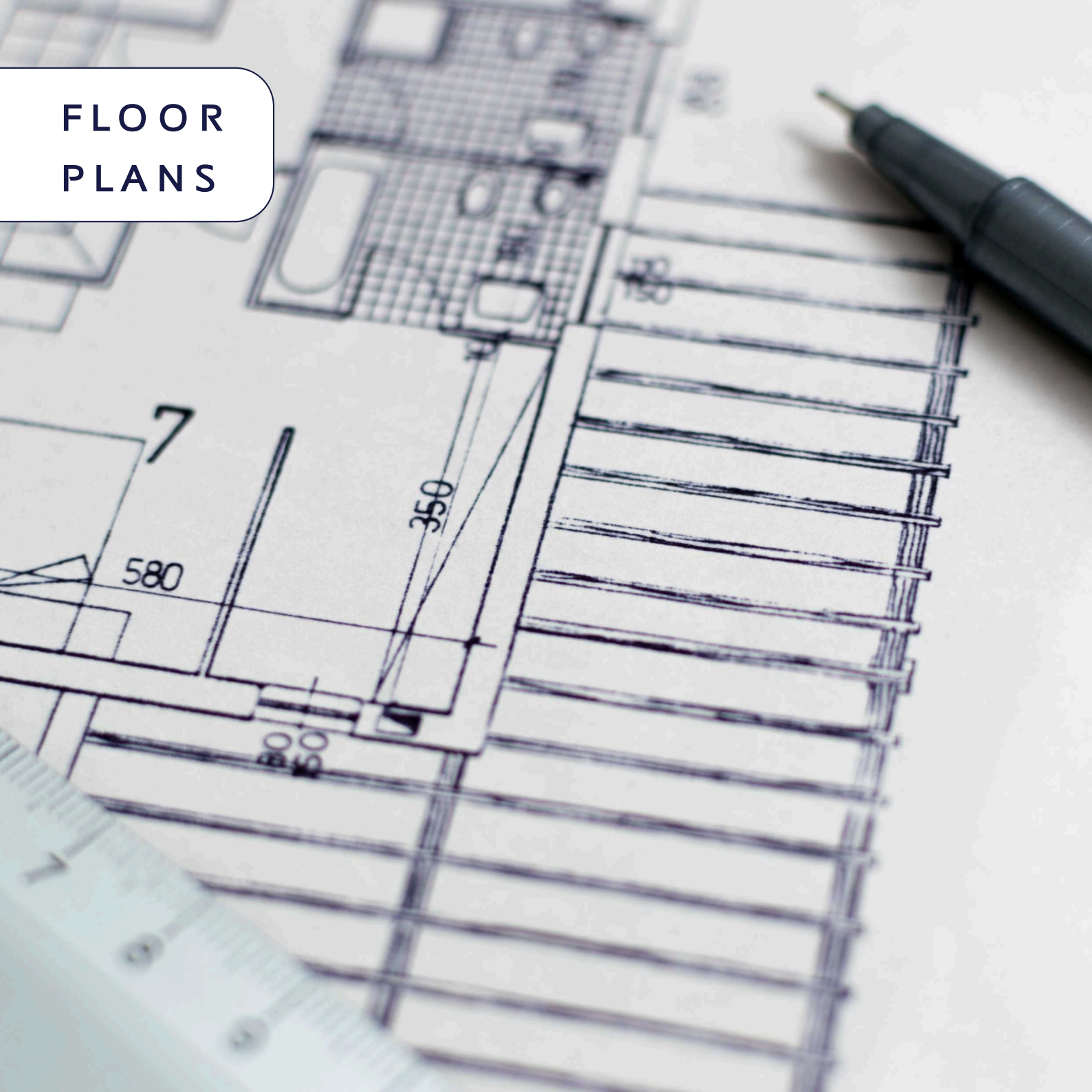


**2 Bedroom  
First Floor**

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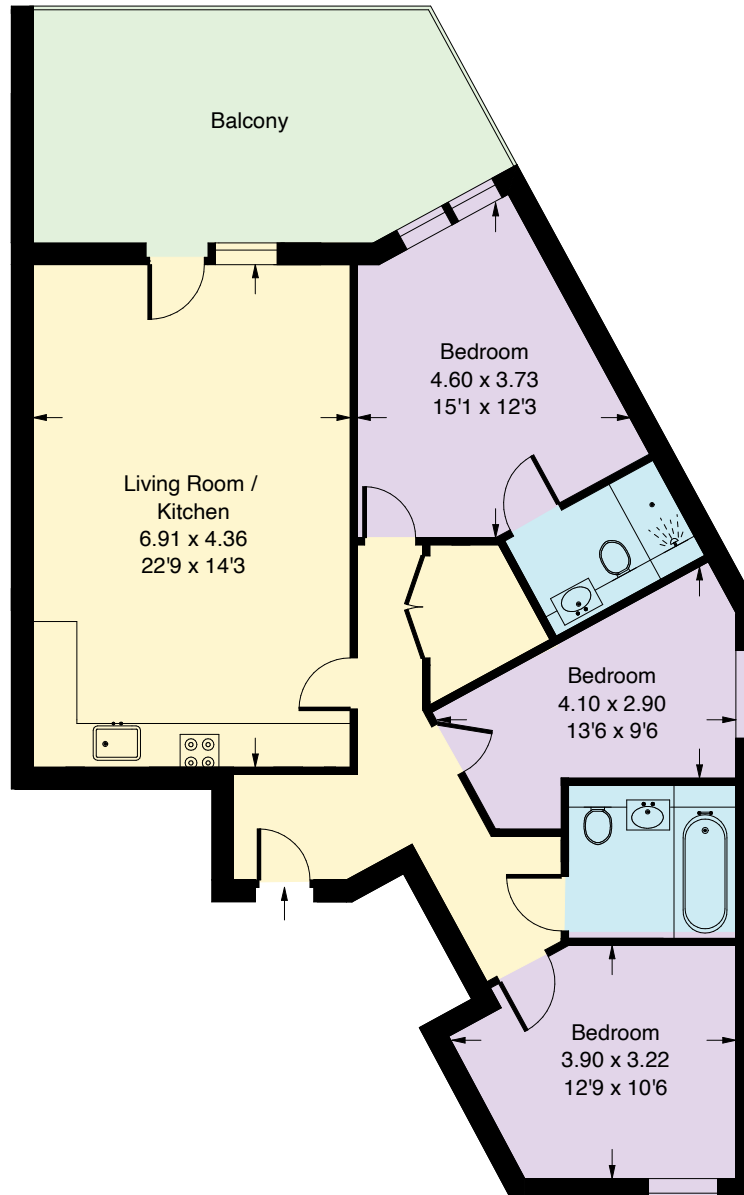
# FLOOR PLANS





# Kelsey House, BR3

Approx. Gross Internal Area  
86.5 sq m / 931 sq ft



**Penthouse  
Fifth Floor**

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# INFORMATION

## LOCAL AUTHORITY

London Borough of Bromley.

## WARRANTY

A 10 year New Build Warranty is being provided for each new home.

## TENURE

Leasehold – To Be Advised.

## GROUND RENT

Nil.

## SERVICE CHARGES

Estimated at £4.90 p/sq/ft.

## AML

The purchaser will be required to provide the necessary information to satisfy AML requirements.

## VIEWINGS

Strictly by prior appointment through the Developers Agents, Winkworth New Homes.

## EPC

These are available to view upon request.

## RESERVATIONS

A reservation form can be viewed via the appointed agents.







*I want my time with you*

**BRASSERIE &  
CHAMPAGNE BAR**



# Contact Us Details

**Winkworth**

New Homes

## FURTHER INFORMATION

Should you wish to arrange an inspection or require further information, please contact the sole selling agents:

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