

Winkworth

New Homes

**KELSEY HOUSE**  
HIGH STREET BR3



## 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.

## APARTMENTS

### 1-Bedroom Apartments

One-bedroom apartments at Kelsey House represent the epitome of modern urban living, offering an elegant design with a focus on style and convenience. Situated in the heart of Beckenham, these homes enjoy easy access to a vibrant mix of boutique shops, cafes, and restaurants, as well as excellent transport links, including nearby stations such as Beckenham Junction and Clock House.

The open-plan living area has been thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere, ideal for modern living. The kitchen is fitted with high-end appliances and sleek, contemporary finishes, making it perfect for first-time buyers or professionals seeking both style and practicality. The tranquil double bedroom provides a peaceful retreat, while the private balcony offers the ideal space to relax and unwind, adding to the appeal of this thoughtfully designed home.

### 2-Bedroom Apartments

Two-bedroom apartments provide a perfect blend of comfort with bright and spacious open-plan kitchen, living, and dining area, perfect for modern living. There are two generous double bedrooms, including a main bedroom with an en-suite, plus a separate family bathroom. The living area opens onto a private balcony, filling the space with natural light and offering a perfect spot to relax. Additional storage cupboards in the hallway add practicality to this beautifully designed home.

Situated in the heart of Beckenham, the property benefits from excellent transport links, a vibrant High Street, and proximity to green spaces like Kelsey Park, making it an ideal choice for young professionals or families.

## Penthouse

The 3-bedroom penthouse offers 953 sq. ft. of luxury living with a master suite, expansive living area, and a vast private roof terrace. This top-floor unit features panoramic views and is designed for those seeking privacy and elegance.

## TRANSPORT

### Broadway Station

Kelsey House benefits from excellent transport connections, with Broadway Station just a 5-minute walk away. This station provides quick access to the Northern Line, making it easy to reach Central London in just under 20 minutes. Commuters and residents will enjoy the convenience of direct routes to key London destinations such as Bank and Charing Cross.

### Beckenham Junction Station

Only 0.6 miles (TBC) 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.

### 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 perfect balance of vibrant community spirit and traditional town charm, right in the heart of Beckenham High Street. The area boasts a lively mix of independent boutiques, cafés, restaurants, and essential amenities, all within walking distance. Known for its rich culture, Beckenham blends local heritage with a modern, cosmopolitan vibe. Bustling street markets offer fresh produce, artisan crafts, and street food, creating a warm, welcoming atmosphere. Dining options range from cozy cafés and family-owned eateries to high-end restaurants, catering to all tastes.

For outdoor enthusiasts, Beckenham offers beautiful green spaces. Kelsey Park is a local gem with landscaped gardens, a serene lake, and playgrounds perfect for families. Nearby, Beckenham Place Park features woodlands, open meadows, and a picturesque lake ideal for walking, cycling, or picnics.

Families benefit from excellent schools, including Balgowan Primary School, Harris Academy Beckenham, and Langley Park Schools. With convenient transport links to central London, Kelsey House is ideal for professionals and families seeking urban convenience with suburban tranquility. Beckenham's charm, amenities, and green spaces ensure an exceptional lifestyle for all residents.





## 1 BEDROOM OVERVIEW

One-bedroom apartments at Kelsey House represent the epitome of modern urban living, offering an elegant design with a focus on style and convenience. Situated in the heart of Beckenham, these homes enjoy easy access to a vibrant mix of boutique shops, cafes, and restaurants, as well as excellent transport links, including nearby stations such as Beckenham Junction and Clock House.

The open-plan living area has been thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere, ideal for modern living. The kitchen is fitted with high-end appliances and sleek, contemporary finishes, making it perfect for first-time buyers or professionals seeking both style and practicality. The tranquil double bedroom provides a peaceful retreat, while the private balcony offers the ideal space to relax and unwind, adding to the appeal of this thoughtfully designed home.

## 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

Two-bedroom apartments provide a perfect blend of comfort with bright and spacious open-plan kitchen, living, and dining area, perfect for modern living. There are two generous double bedrooms, including a main bedroom with an en-suite, plus a separate family bathroom. The living area opens onto a private balcony, filling the space with natural light and offering a perfect spot to relax. Additional storage cupboards in the hallway add practicality to this beautifully designed home.

Situated in the heart of Beckenham, the property benefits from excellent transport links, a vibrant High Street, and proximity to green spaces like Kelsey Park, making it an ideal choice for young professionals or families.

## 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.







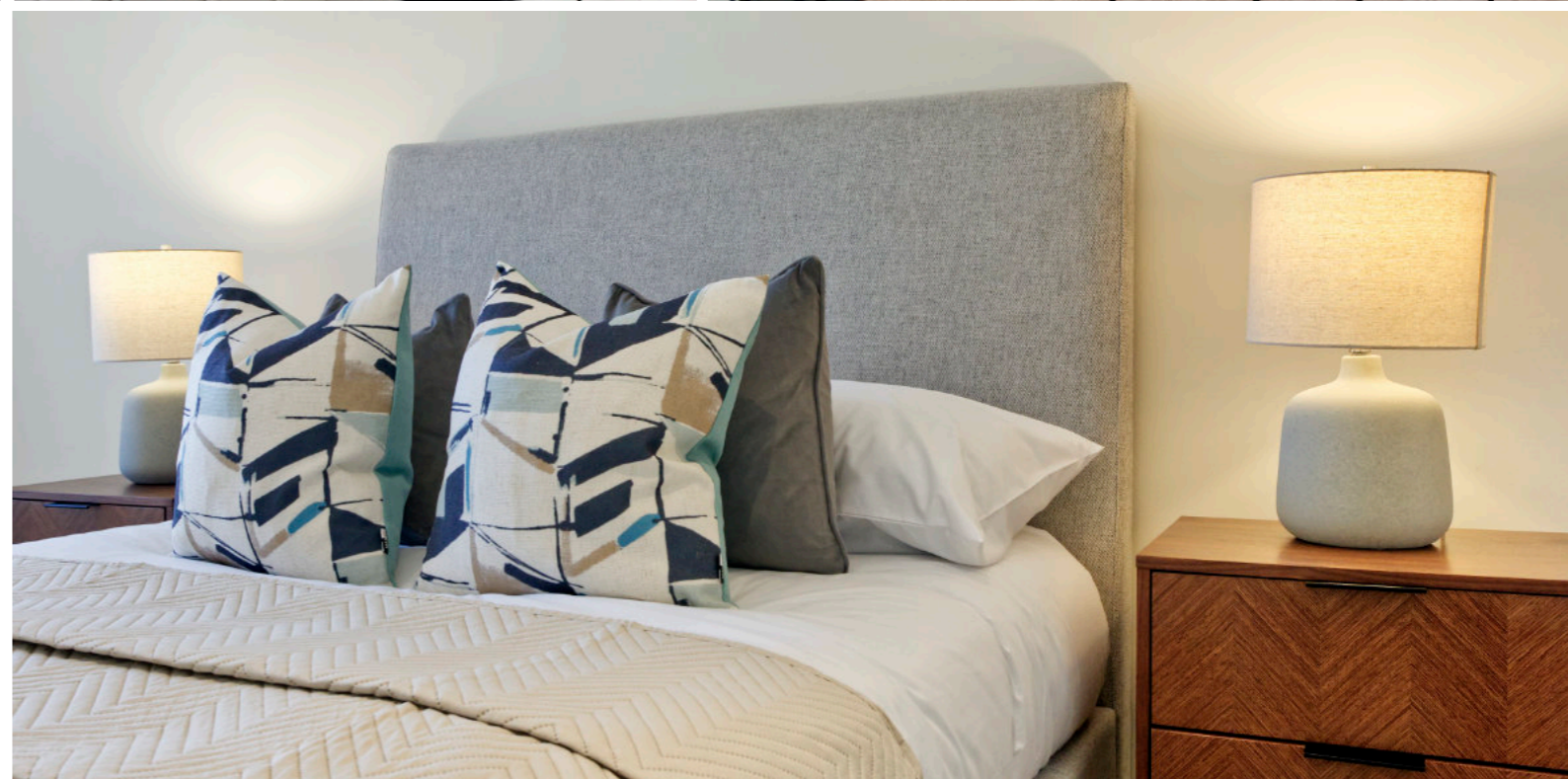
## PENTHOUSE OVERVIEW

This premium top floor Penthouse Apartment 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 socializing 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, 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:

The area is popular with families due to its excellent schools, including Balgowan Primary, Harris Academy Beckenham, and Langley Park Schools. Nearby universities like Goldsmiths and King's College London are also easily accessible, offering strong higher education options.

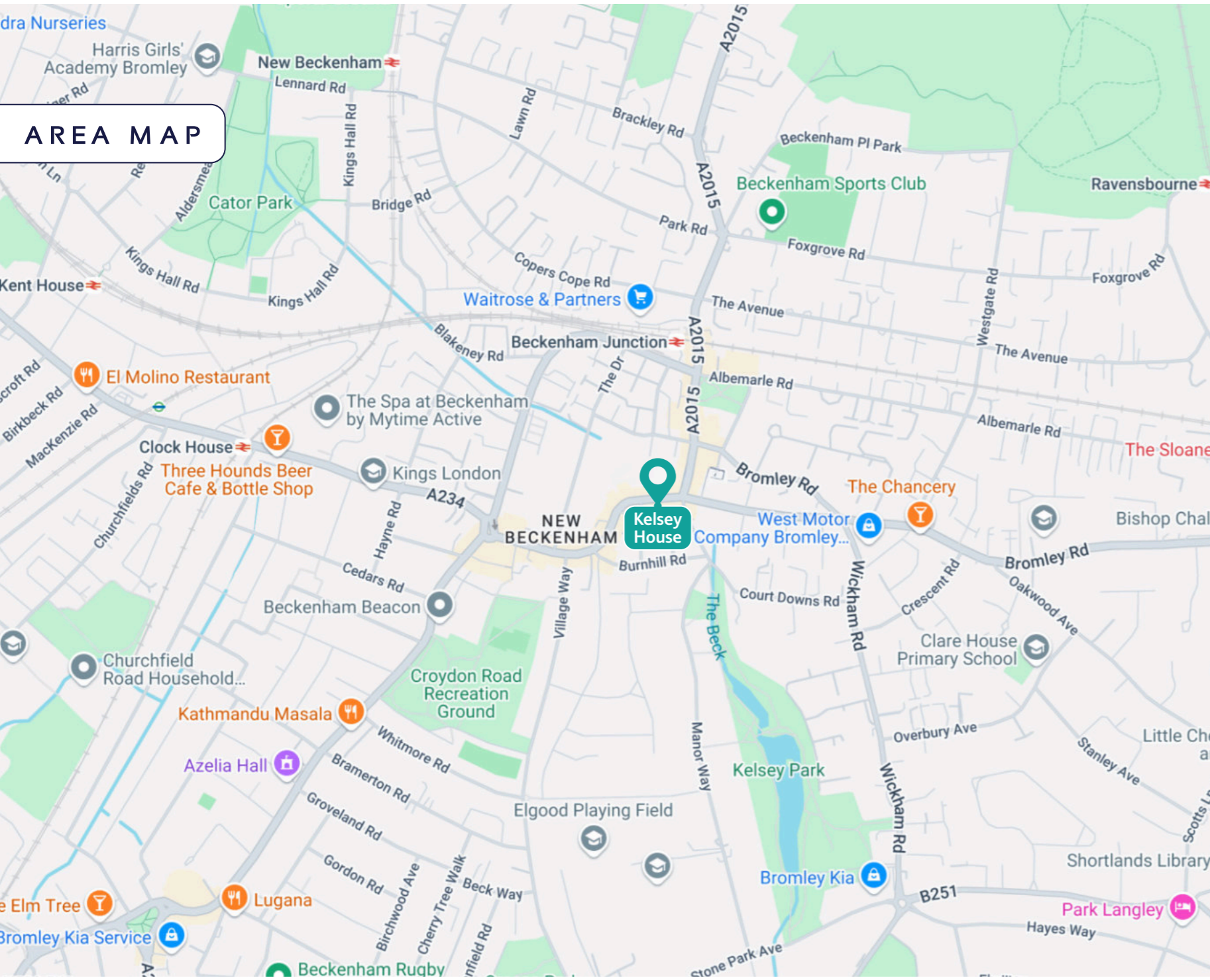
- **Schools:** Proximity to top-rated schools such as Primary School and Graveney School, making it an attractive option for families.
- **Universities:** Easy access to educational institutions such as the University of Roehampton and King's College London.

### 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.





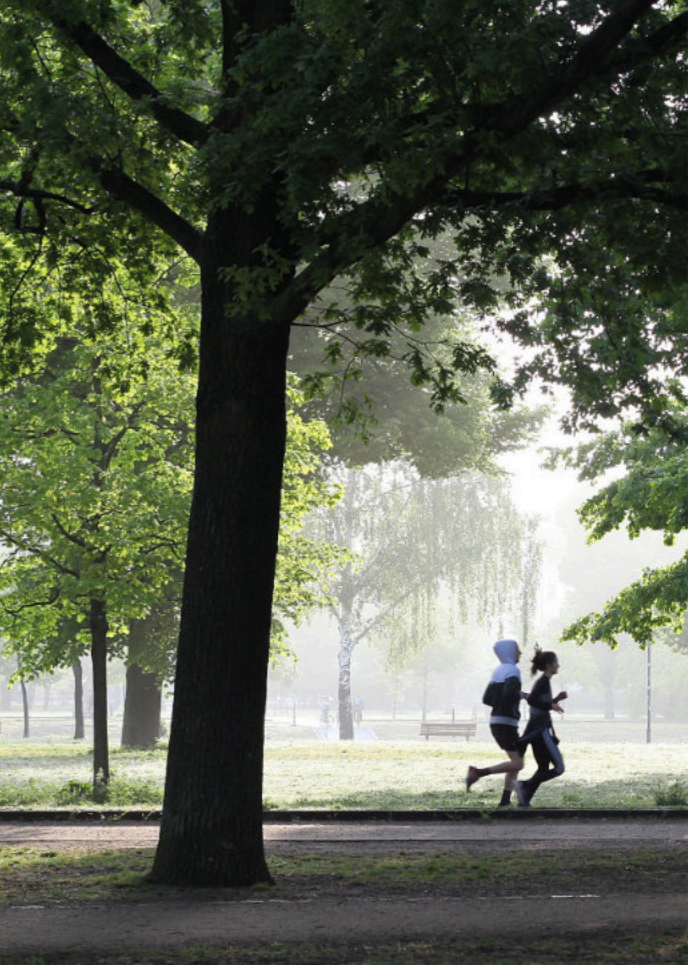


Transport Links 

**Beckenham Junction**  
National Rail line, **Tramlink** Zone: 4

**Penge West Station**  
**Overland** line, Zone: 4

**Bus Routes**  
**Numbers:** 54, 227, 354, 367, N3



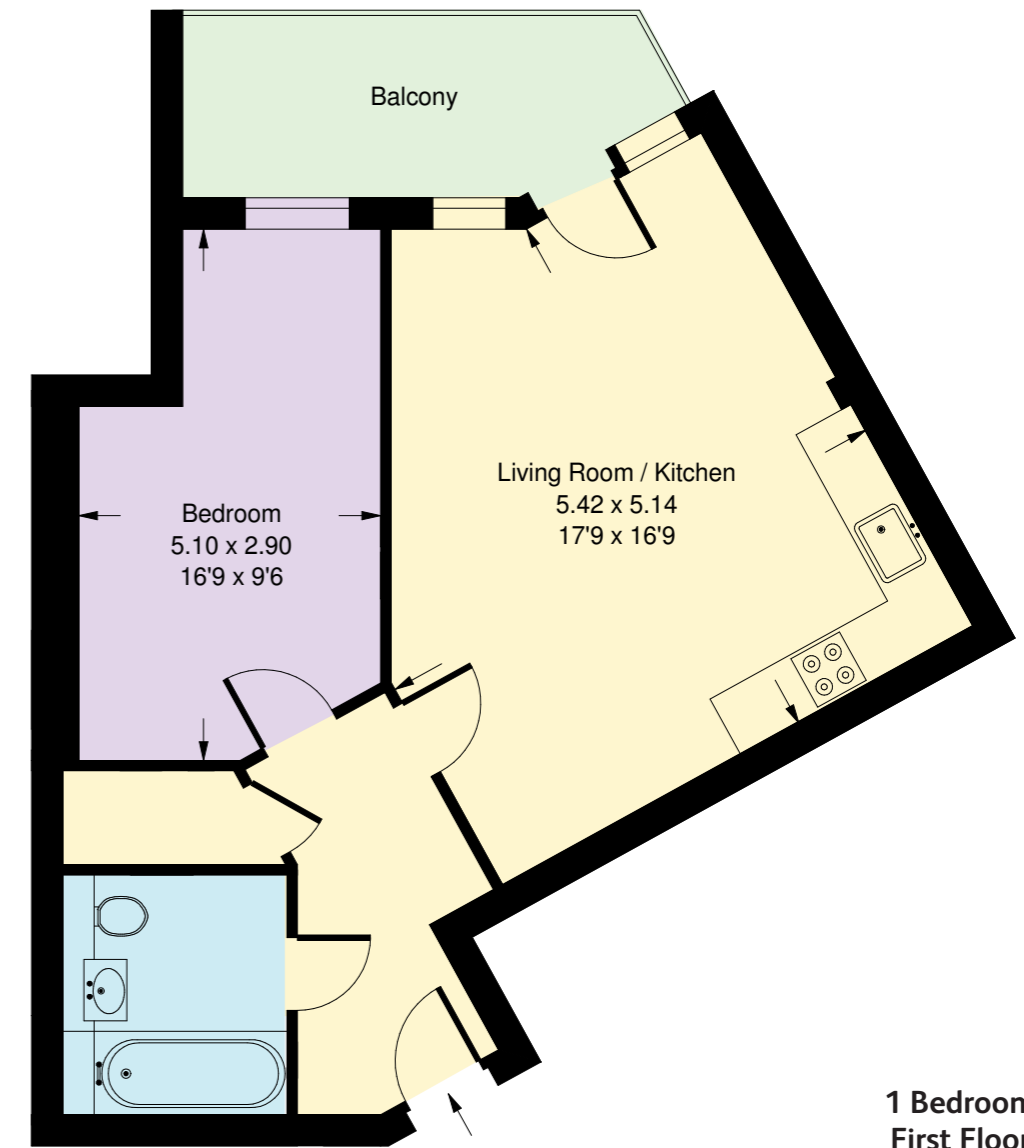


FLOOR  
PLANS



### Kelsey House, BR3

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

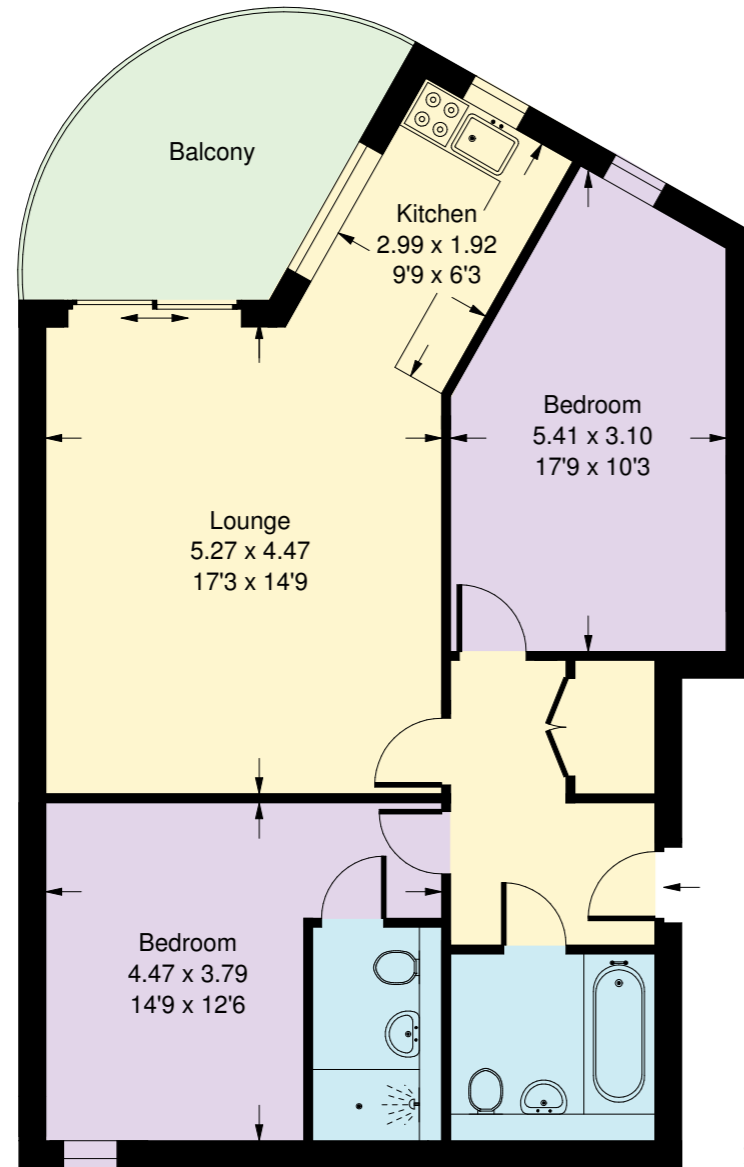


Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for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



# Kelsey House, BR3

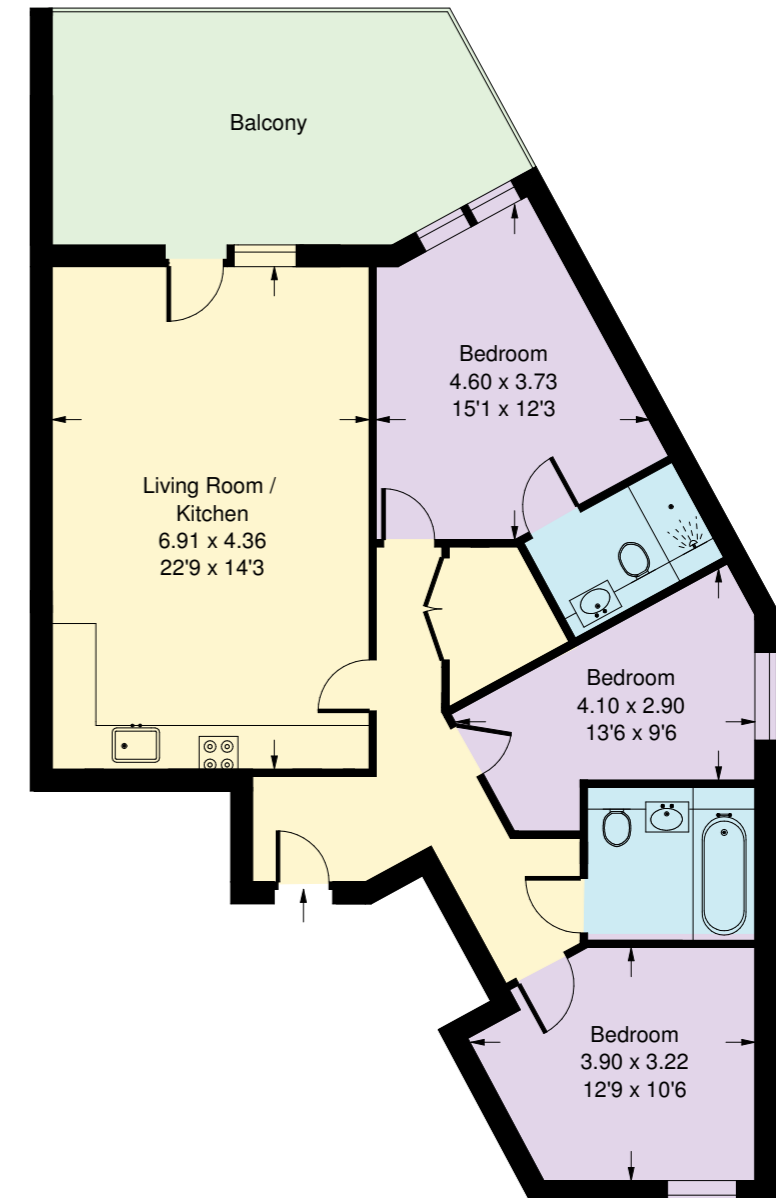
Approx. Gross Internal Area  
75.66 sq m / 814 sq ft



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# Kelsey House, BR3

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



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# Contact Us Details

**Winkworth**

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## FURTHER INFORMATION

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