

22 Waylands Mead The Knoll

Beckenham, BR3 5XT

£320,000 Share of Freehold EPC: Band C

Maguire Baylis







An impressive top floor apartment located in a highly sought-after private road just a few minutes' walk to Beckenham town centre and set within delightful communal grounds.

The property, which features a private south facing balcony, provides bright and spacious accommodation throughout comprising: a welcoming entrance hallway with ample built-in storage plus useful loft storage space; fitted kitchen; bedroom featuring built-in wardrobes; plus bathroom.

The real highlight of this property is the superb living room with a south-facing balcony overlooking the delightful communal grounds to the front. The perfect space to sit, relax and just enjoy the view. Additionally, this property includes a garage and plenty of residents parking to the rear.

Beckenham boasts a great selection of boutique shops, a choice of supermarkets, popular restaurants, plus transport links including Beckenham Junction main line station, plus the tram links.

A superb apartment providing lovely, spacious accommodation - of almost 700 sq ft - and located within a delightful, and convenient leafy setting.

- IMPRESSIVE TOP FLOOR APARTMENT
- BEAUTIFULLY KEPT BLOCK & GROUNDS
- LARGE BEDROOM WITH BUILT-IN WARDROBES
- HIGHLY SOUGHT AFTER PRIVATE ROAD
- JUST MINUTES WALK TO TOWN CENTRE/STATION
- SUPERB RECEPTION ROOM
- DELIGHTFUL SOUTH FACING BALCONY
- FITTED KITCHEN
- GARAGE & RESIDENTS CAR PARKING

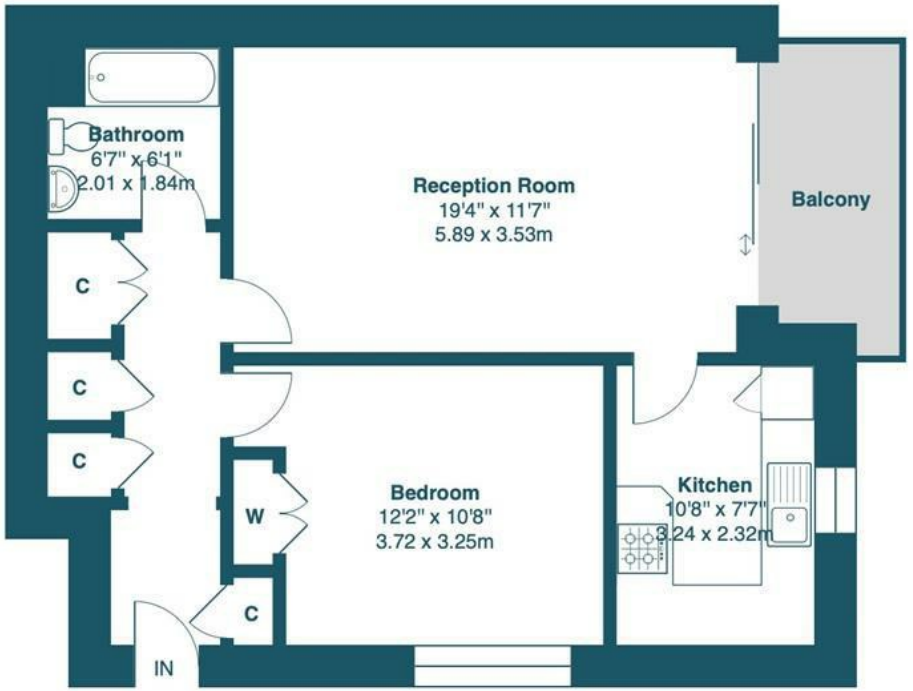






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Approximate Gross Internal Area = 629 sq ft / 58.4 sq m



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Third Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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COMMUNAL HALLWAY
Stairs to top (third) floor.

ENTRANCE HALLWAY
A spacious and welcoming hallway with four useful built-in storage cupboards.

LIVING ROOM
Double glazed sliding doors leading to balcony to front; door to kitchen.

BALCONY
Full width private balcony to front providing a delightful south facing outlook.

KITCHEN
Double glazed window to front; fitted with a range of white wall and base units with worktops to three walls.

BEDROOM
Double glazed window to side; built-in wardrobe.

BATHROOM
Three piece bathroom suite; fully tiled walls.

COMMUNAL GARDENS
Delightful, well kept communal gardens to front and rear.

LEASE & MAINTENANCE
LEASE - Share of freehold with a lease of 957 years
SERVICE CHARGE - Currently £182 per month
GROUND RENT - n/a

COUNCIL TAX
London Borough of Bromley - Band D

LOCATION

What3words: ///each.gallon.wheels

Shortlands
104 Beckenham Lane
Shortlands
Bromley
BR2 0DW

Hayes
49 Station Approach
Hayes
Bromley
BR2 7EB

Tel: 020 8464 9952 #1
office@maguirebaylis.com
www.maguirebaylis.com

The Property Ombudsman

Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.