

Who built the best house?

Morgan Restoration, according to Bromley Council. Barry Morgan left the London Borough of Bromley Design Awards ceremony at the Bromley Civic Centre lavished with not just one, but three awards.

Morgan Restoration's refurbishment of historic buildings at Langley Court included The Chapel, an 18th Century, Grade II* Listed, thatched cottage which won the overall award, Best in Borough, jointly with Langley Court Mansion. The properties were also joint winners of the award for Housing in the Borough.

Langley Court Mansion has been converted into a majestic four-bedroom house and just six luxurious apartments. One apartment sold at a price believed to be the most expensive in Beckenham.

Curtis Haines Land & New Homes have been advising the developers and marketing the homes. Russell Clarke, Director of Curtis Haines commented "Morgan Restoration have reached new heights in creating homes from these properties. Few developers would have had the skill and vision to tackle such a complex refurbishment let alone achieve such stunning results. Morgan Restoration have done more than create fabulous homes from Langley Court. Their conversion has



● The Victorian villa in Sundridge Avenue

been carried out with such attention to detail and panache that even the most practiced eye would have difficulty in seeing where the old stops and the new begins, and as a bonus, an important piece of the borough's heritage has been pre-

served for the future.

"So impressed have we been with this project" said Russell Clarke "that we really wanted to find Morgan Restoration another scheme to get their teeth into. This happened when we introduced them to a severely fire damaged property in Sundridge Avenue. The property, a fine Victorian villa had been derelict for several years, was an eyesore and a problem for the neighbourhood. Being located in a conservation area the council had resisted the demolition by previous developers. We knew that Morgan Restoration had the skills to refurbish the property."

Having purchased the property Morgan Restoration are planning a conversion into luxury apartments and, despite the extensive fire damage, will be retaining the all-important facade.

Details of the apartments that will be for sale at Sundridge Avenue will be available in the future from Curtis Haines but in the meantime, the last few properties at Langley Court are in the early stages of refurbishment and are available for sale. These include the two Penthouse Apartments within The Mansion and one Cottage in The Dairy. Prices and colour brochures are available from Curtis Haines on 020 8460 1000.

Property profile

A substantial detached house situated on a generous plot backing sports fields, this property represents a rare opportunity. Located within easy reach of New Beckenham rail station and Beckenham High Street.

The property consists of three reception rooms, large kitchen, four bedrooms and two bathrooms (one being en-suite). Benefits include a tandem garage to one side of the property (24'7" x 11'5"), a double garage to the other side (18'0" x 17'5") and a 180' x 60' rear garden.

Offering versatile accommodation and with further potential for the more ambitious this property may suit a variety of potential purchasers and is offered to the market CHAIN FREE!

Price: £399,950

Location: Beckenham

Agency: Clarendon Estate Agents



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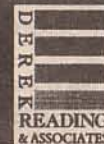
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