

# Sistine House Floor Plans



**BECK  
GARDENS**

AT LANGLEY COURT



**NEW HOMES**

**BUILDING HOMES  
MAKING PLACES  
ENHANCING LIVES**



#### **New beginnings**

Located in a beautiful green corner of Beckenham, Beck Gardens at Langley Court is a collection of modern 1, 2 & 3-bedroom flats, all available through Shared Ownership.

Beck Gardens offers an outstanding way to get on the property ladder in South East London, its location providing a unique lifestyle with the perfect balance of urban and rural.

Take the first step, with Optivo New Homes.





**Sistine House**  
Computer generated image for illustrative purposes only.





# Specifications

## Kitchen

- Matt kitchen units by Symphony in light grey with stainless steel handles
- Symphony laminate worktops in pale grey with matching upstand and black glass splashback behind hob
- One and a half bowl Blanco silgranit sink in black with chrome mixer tap
- Integrated appliances including:
  - Electrolux single electric oven
  - Electrolux ceramic hob
  - Zanussi canopy extractor hood
  - Zanussi fridge/freezer
  - Zanussi dishwasher
  - Zanussi washer/dryer
- LED lighting under wall units
- Amtico luxury vinyl tile flooring in white oak to open plan kitchens
- Porcelain tiles in grey to separate kitchens

## Cloakroom\*

- Porcelain tiles in greige to walls
- Porcelain tiles in grey to floor
- Ideal Standard semi-pedestal basin with chrome mixer tap
- Ideal Standard back-to-wall WC with concealed cistern
- Mirror above basin

## Bathroom

- Porcelain tiles in greige to walls; full height to bath/shower and half height to vanity area
- Porcelain tiles in grey to floor
- White bath with frameless glass shower screen
- Ideal Standard chrome thermostatic bath and shower mixer tap with matching shower kit
- Ideal Standard semi-pedestal basin with chrome mixer tap
- Ideal Standard back-to-wall WC with concealed cistern
- Chrome ladder towel radiator
- Mirror above basin and WC with shaver socket in chrome

## Shower room\*\*

- Porcelain tiles in greige to walls
- Porcelain tiles in grey to floor
- Shower tray with glass enclosure and Alto Ecotherm chrome thermostatic shower set
- Ideal Standard semi-pedestal basin with chrome mixer tap
- Ideal Standard back-to-wall WC with concealed cistern
- Chrome ladder towel radiator
- Mirror above basin with shaver socket in chrome



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## Electrical

- LED downlights to kitchen, bathroom, and utility cupboard
- Pendant lights to hallway/landing, living room and bedroom(s)
- Brushed chrome light switches throughout
- White sockets throughout
- Hyperoptic high speed broadband and BT data point
- TV point to living room, pre-wired for SkyQ<sup>†</sup>
- TV point to main bedroom

## Interior Finishes

- Built-in wardrobe to main bedroom with sliding mirrored doors, upper shelf storage, and rail
- Amtico luxury vinyl tile flooring in white oak to open plan living and hallway areas
- 80:20 wool mix carpet in soft greige to bedroom(s)
- White roller blinds to all windows
- Silver finish ironmongery throughout
- White satin wood finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

## Security & Peace of Mind

- Front door with spy hole and chain
- Video entry system
- Mains operated smoke and carbon monoxide detectors with battery backup
- 12-year NHBC warranty

## Energy

- Heating and hot water provided by Ideal Logic combination boiler
- Thermostatic radiator valves throughout
- Predicted Energy Assessment (PEA) rating between 83 and 86 (B)
- Double glazing throughout

## Exterior

- Private balcony/terrace to each apartment
- Lift access
- 1 allocated parking space to each apartment
- Secure communal cycle store

<sup>†</sup>Cloakroom to selected apartments only, refer to floorplans for more information.

<sup>\*\*</sup>Shower Room to wheelchair accessible apartments only, refer to floorplans for more information.

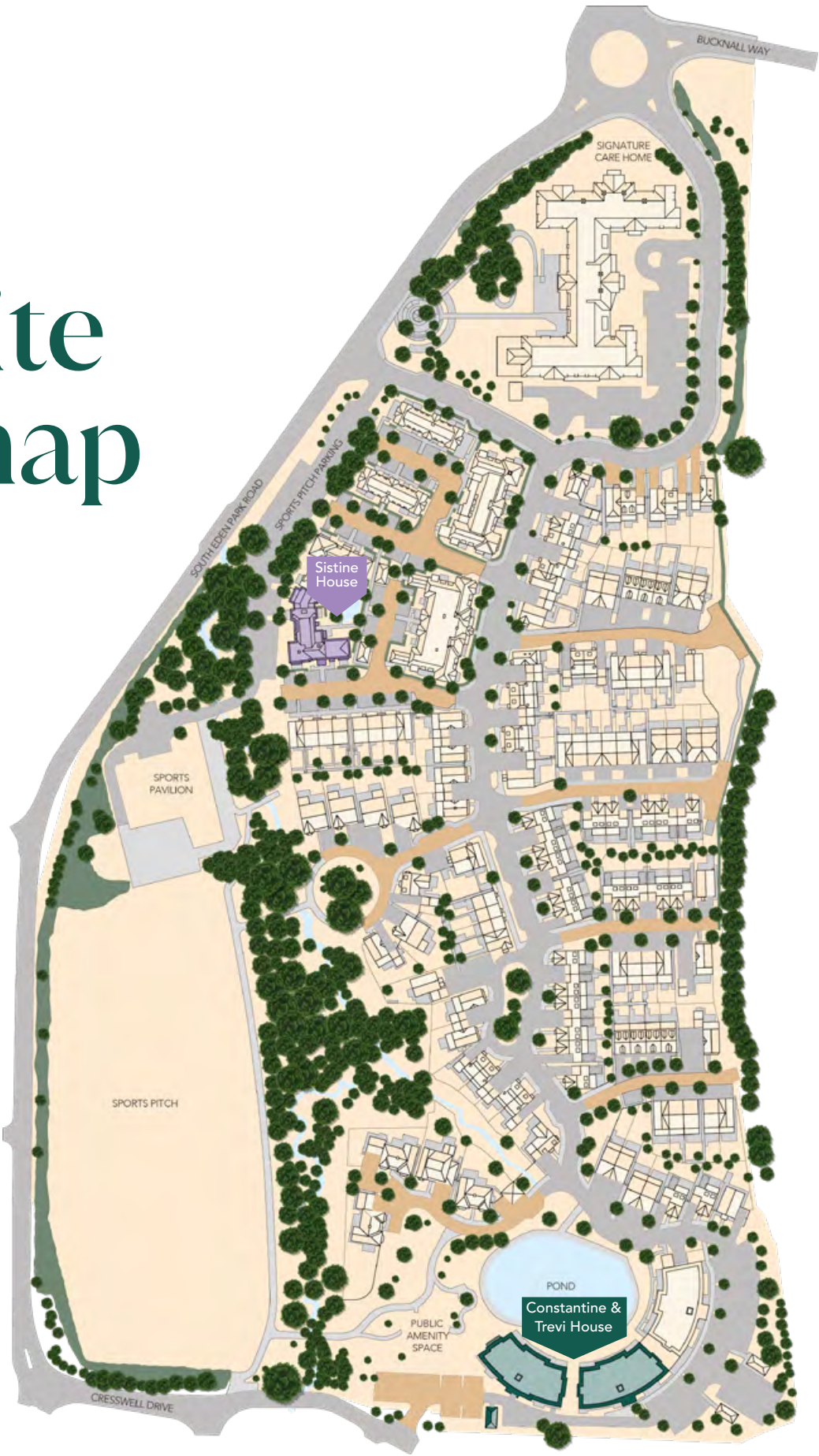
<sup>†</sup>Subject to a separate subscription.

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change. Optivo reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.





# Site map

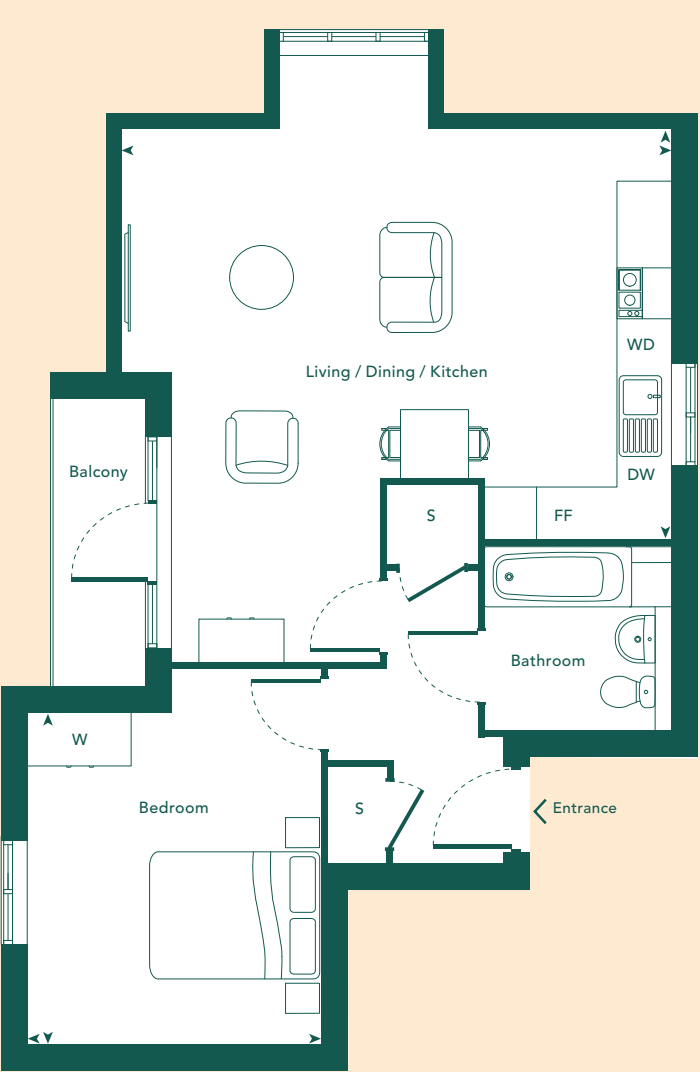


## The Development



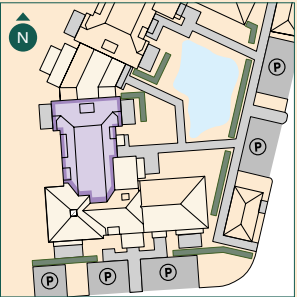
# One bedroom

Flat 9 Sistine House



Floor	Apartments
3	Flat 9
2	
1	
G	

Room	Metric	Imperial
Living / Kitchen / Dining	6.50m x 4.84m	21'3" x 15'9"
Bedroom	3.48m x 3.90m	11'4" x 12'8"
Gross Internal Area	53m <sup>2</sup>	567ft <sup>2</sup>



FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe

Floor plans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. External area sizes and locations may differ from those illustrated.



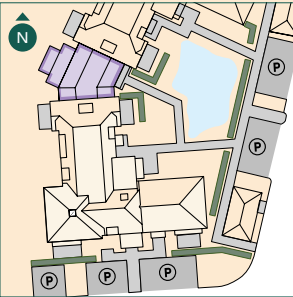
# One bedroom

Flat 12 Sistine House



Floor	Apartments	Room	Metric	Imperial
3		Kitchen	3.09m x 2.59m	10'1" x 8'5"
2		Living / Dining	2.94m x 3.84m	9'6" x 12'6"
1		Bedroom	4.43m x 2.79m	14'5" x 9'2"
G	Flat 12	Gross Internal Area	56m <sup>2</sup>	600ft <sup>2</sup>

FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe



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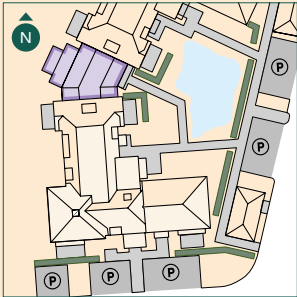
# One bedroom

Flat 14 Sistine House



Floor	Apartments	Room	Metric	Imperial
3		Kitchen	3.09m x 2.59m	10'1" x 8'5"
2		Living / Dining	2.03m x 5.65m	6'6" x 18'5"
1	Flat 14	Bedroom	4.43m x 2.79m	14'5" x 9'2"
G		Gross Internal Area	54m <sup>2</sup>	582ft <sup>2</sup>

FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe



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# Two bedrooms

Flat 2 & 5 Sistine House



Floor	Apartments	Room	Metric	Imperial
3		Kitchen / Dining	4.48m x 3.60m	14'7" x 11'8"
2	Flat 5	Living	4.33m x 3.82m	14'2" x 12'5"
1	Flat 2	Bedroom 1	3.13m x 3.79m	10'3" x 12'4"
		Bedroom 2	2.55m x 4.83m	8'4" x 15'8"
G		Gross Internal Area	77m <sup>2</sup>	833ft <sup>2</sup>

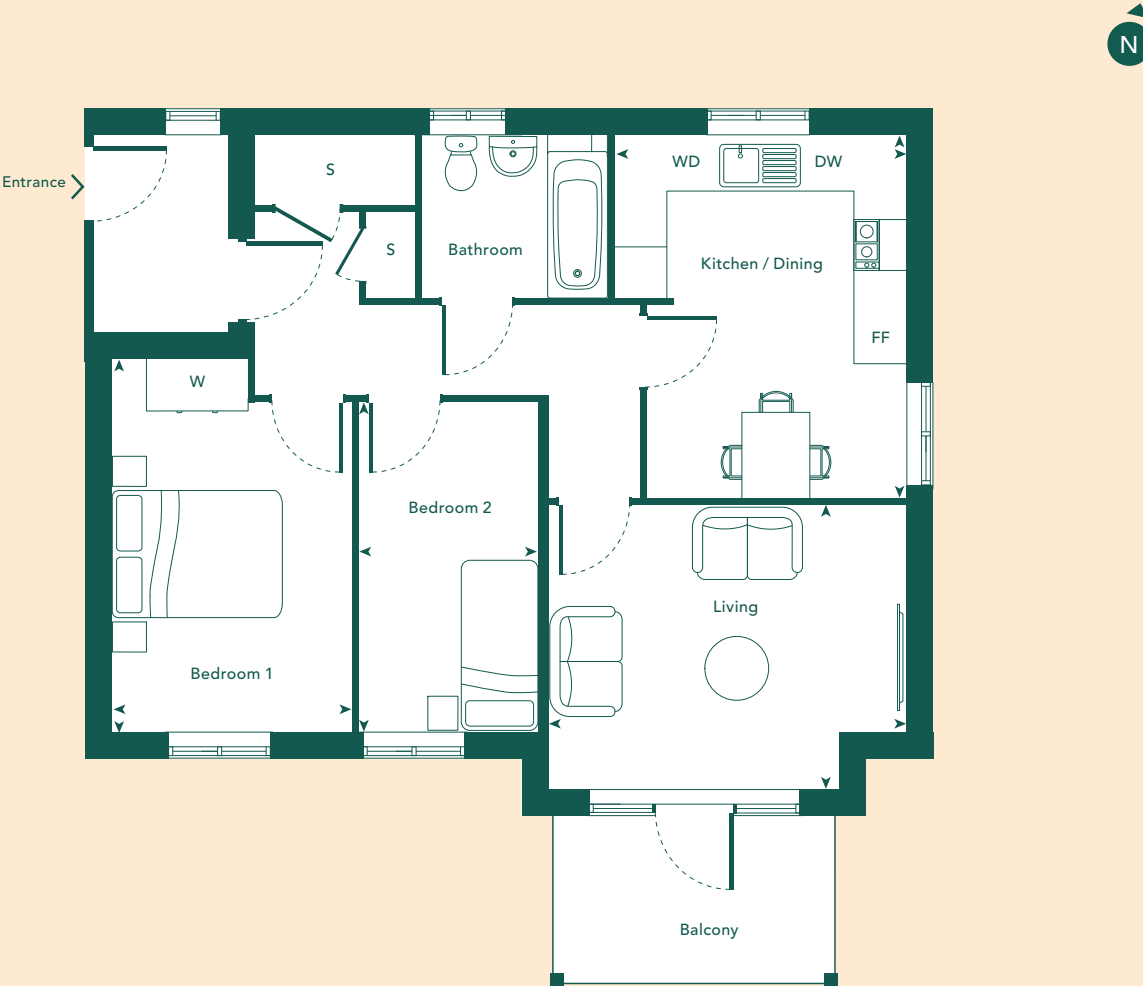
FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe

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# Two bedrooms

Flat 4 & 7 Sistine House



Floor	Apartments	Room	Metric	Imperial
3		Kitchen / Dining	3.44m x 4.28m	11'3" x 14'0"
2	Flat 7	Living	4.21m x 2.68m	13'8" x 8'79"
1	Flat 4	Bedroom 1	2.84m x 4.45m	9'3" x 14'6"
		Bedroom 2	2.19m x 3.89m	7'2" x 12'8"
G		Gross Internal Area	68m <sup>2</sup>	732ft <sup>2</sup>

FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe

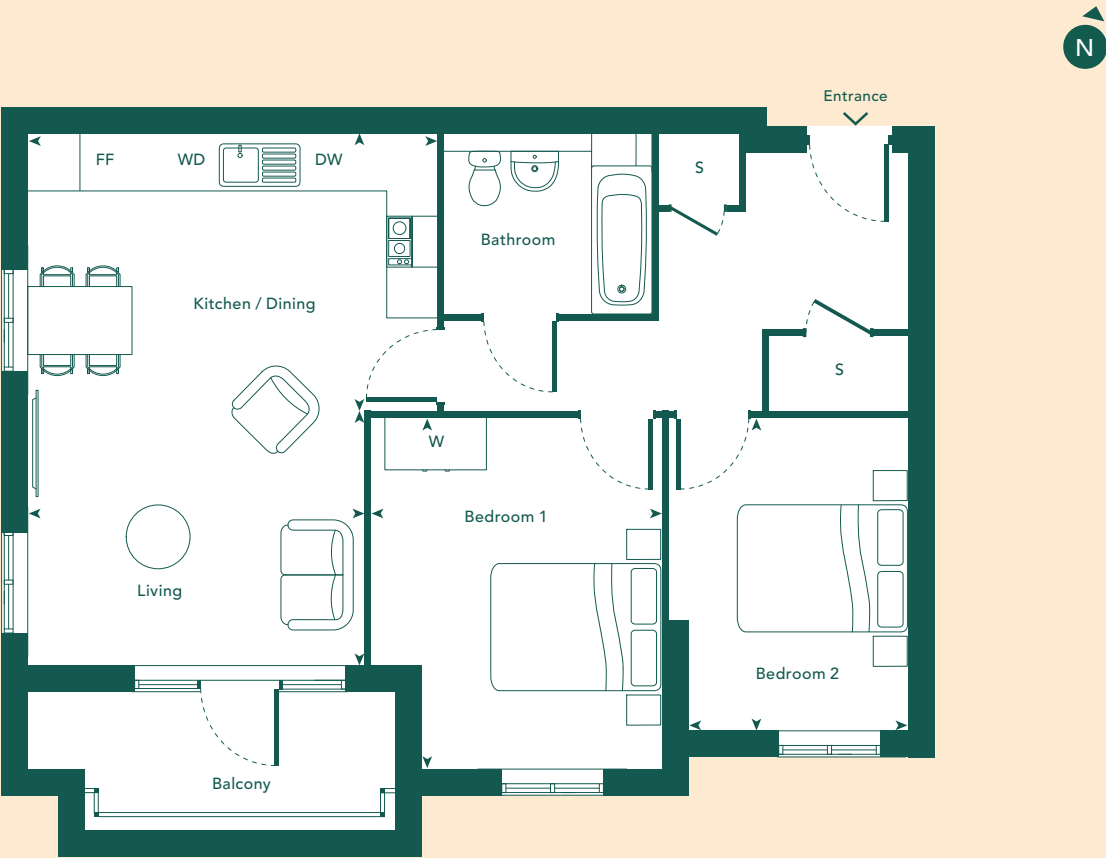
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# Two bedrooms

Flat 8 Sistine House



Floor	Apartments	Room	Metric	Imperial
3	Flat 8	Kitchen / Dining	4.84m x 3.10m	15'9" x 10'2"
2		Living	3.98m x 2.92m	13'1" x 9'6"
1		Bedroom 1	3.43m x 4.14m	11'3" x 13'6"
		Bedroom 2	2.85m x 3.69m	9'4" x 12'1"
G		Gross Internal Area	70m <sup>2</sup>	754ft <sup>2</sup>

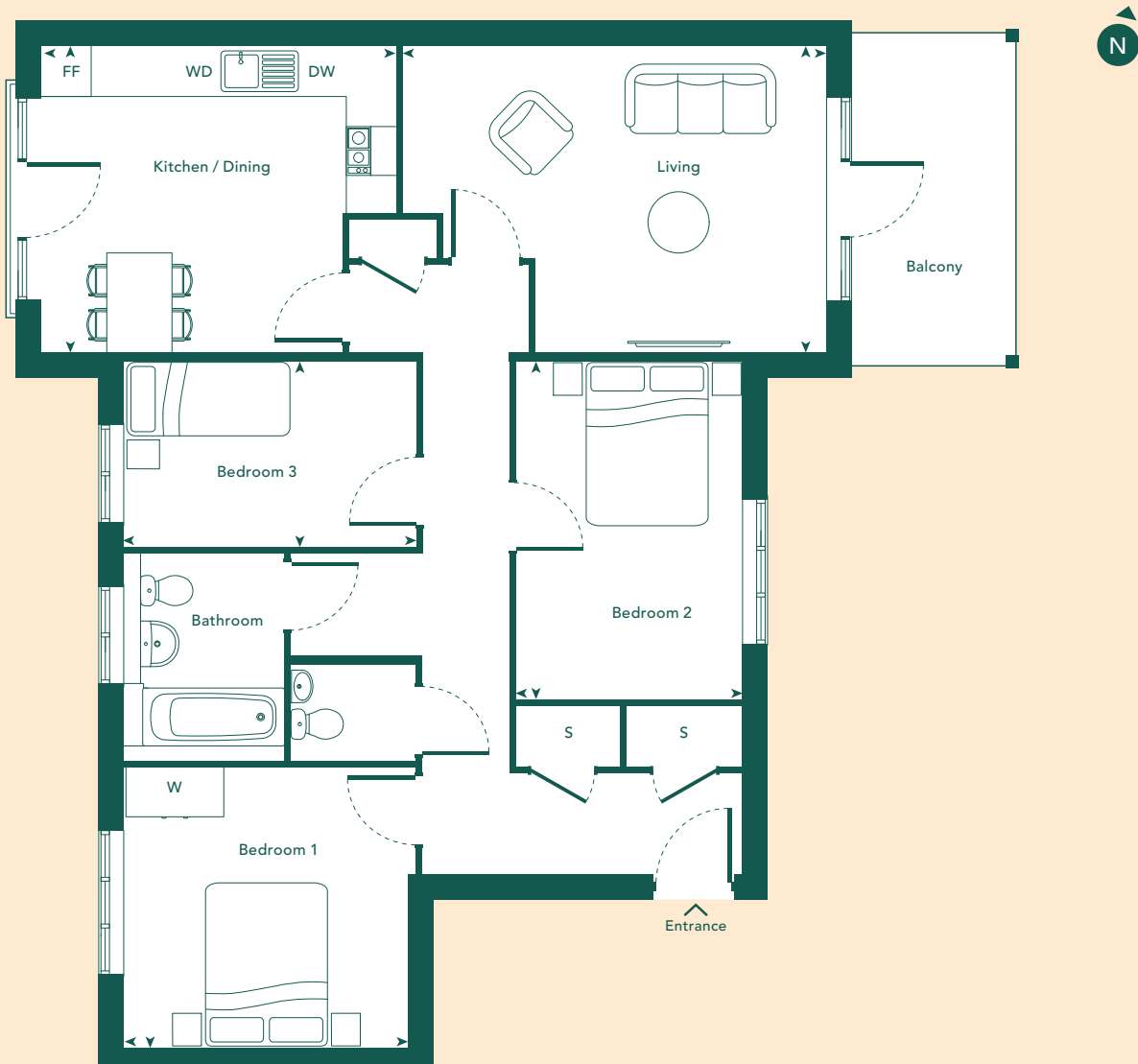
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# Three bedrooms

Flat 3 & 6 Sistine House



Floor	Apartments	Room	Metric	Imperial
3		Kitchen / Dining	4.36m x 3.77m	14'3" x 12'4"
2	Flat 6	Living	5.19m x 3.77m	17'0" x 12'4"
1	Flat 3	Bedroom 1	3.48m x 3.44m	11'4" x 11'3"
		Bedroom 2	2.79m x 4.15m	9'2" x 13'6"
		Bedroom 3	3.60m x 2.29m	11'8" x 7'5"
G		Gross Internal Area	91m <sup>2</sup>	982ft <sup>2</sup>

FF - Fridge Freezer / DW - Dishwasher / WD - Washer Dryer / S - Store / W - Wardrobe

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# Shared Ownership

Now that you have found your dream property you’re probably asking, “Is Shared Ownership right for me?” At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

**How does it work?**

You’ll start by buying a share in your property that’s between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don’t buy. In the future, if your circumstances change and you’d like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

**The details**

You need to consider a few things before deciding to proceed:

- Shared Ownership homes are Leasehold.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

## About Optivo

At Optivo, we know how important it is to find the perfect home. That’s why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team

manage all of our new home developments for both Shared Ownership and Open Market sale. Our customers are at the centre of everything we do - which keeps us building homes, making places and enhancing lives.

Want more information? You can:

Email us: [sales@optivo.org.uk](mailto:sales@optivo.org.uk)  
Call us: 0800 012 1442  
Visit our website: [optivosales.co.uk](http://optivosales.co.uk)



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