

**BECKENHAM**  
**GATE**



## Live, work, play.

Beckenham Gate is an exclusive collection of thirty eight beautifully crafted studios, one, and two bedroom apartments that seamlessly blend elegance, modern living, and effortless convenience.

Each apartment has been thoughtfully designed with meticulous attention to detail. Generous open-plan living areas embody modern sophistication, while bespoke kitchens, custom-designed by Krieder in a sleek matt grey finish, provide a striking centrepiece. Integrated Smeg appliances ensure style is perfectly balanced with functionality.

Bathrooms have been crafted with a focus on comfort and indulgence, featuring a calming natural palette and premium fixtures that elevate the everyday into moments of quiet luxury.

Perfectly positioned just moments from Elmers End Station, this boutique development offers a lifestyle that is both connected and refined. Direct train services provide access to London Bridge, Waterloo, and Charing Cross in under 30 minutes\*, while closer to home residents can enjoy the lively atmosphere of Beckenham and the eclectic mix of shops, cafés, and cultural attractions in nearby Crystal Palace.



"Generous open-plan living area's embody modern sophistication"





Spacious bedrooms offer the perfect space to relax.





# BECKENHAM



Beckenham, previously named in the *Sunday Times* 'Best Places to Live' guide, offers a warm community atmosphere and vibrant culture.

Beckenham Town Centre is a lively and welcoming suburban hub, offering a great mix of shops, restaurants, and excellent transport links. The high street blends well-known brands with independent boutiques, providing both everyday essentials and unique finds.

Dining is a standout feature, with a wide variety of restaurants, pubs, and cafés. From Italian and Indian to Japanese and Turkish cuisine, as well as classic British gastro pubs and family-friendly spots, there's something for everyone. While the high street is buzzing, there is also the opportunity to enjoy a walk through one of the several parks including the magnificent Beckenham Place Park where you can open water swim, escape in the woods or enjoy a coffee in one of their cafés.



Beckenham Place Park



Beckenham High Street

Relax, discover, connect.



Eat, drink, shop.



Crystal Palace Triangle

# CRYSTAL PALACE



Blackbird Bakery

**Energetic, eclectic, and full of character, Crystal Palace is one of South London's most vibrant neighbourhoods.**

The area's food and drink scene is thriving — from global flavours to local favourites, you'll find everything from stylish restaurants and buzzing bars to cosy cafés and artisan bakeries. Whether it's brunch, cocktails, or a quick coffee on the go, there's always something to suit your mood.

Crystal Palace's independent spirit shines through in its mix of one-of-a-kind boutiques, perfectly complemented by familiar favourites like Sainsbury's, Caffè Nero, and the much-loved Blackbird Bakery. At the heart of it all is the lively Crystal Palace Triangle, a hub of energy and community.

Start the day with coffee and a pastry then wander through the iconic Crystal Palace Park — a vast green space with lakes, woodlands, and sweeping views of the London skyline.

When it's time to unwind, the beautifully restored Art Deco Everyman Cinema offers a luxurious setting to enjoy the latest films.

With its unique blend of culture, cuisine, and community, Crystal Palace is a neighbourhood that feels as inspiring as it is welcoming.

Just a short walk away, Elmers End Station provides fast connections to London Bridge, Waterloo, and Charing Cross in under 30 minutes\*, as well as tram services to Croydon and Wimbledon. Nearby, Beckenham Junction offers direct trains to London Victoria in around 22 minutes, while additional stations such as Clock House and New Beckenham expand the choice of routes into the city. With its strong transport links and vibrant atmosphere, Beckenham Gate is a convenient and attractive place to call home.

### Train Connections

#### > FROM ELMERS END

London Bridge	24 Minutes
London Waterloo East	29 Minutes
London Charing Cross	32 Minutes

#### > FROM BECKENHAM JUNCTION

Bromley South	7 Minutes
Brixton	17 Minutes
London Victoria	22 Minutes

### Tram Connections

#### > FROM ELMERS END

East Croydon	13 Minutes
Morden Road	36 Minutes
Wimbledon	42 Minutes

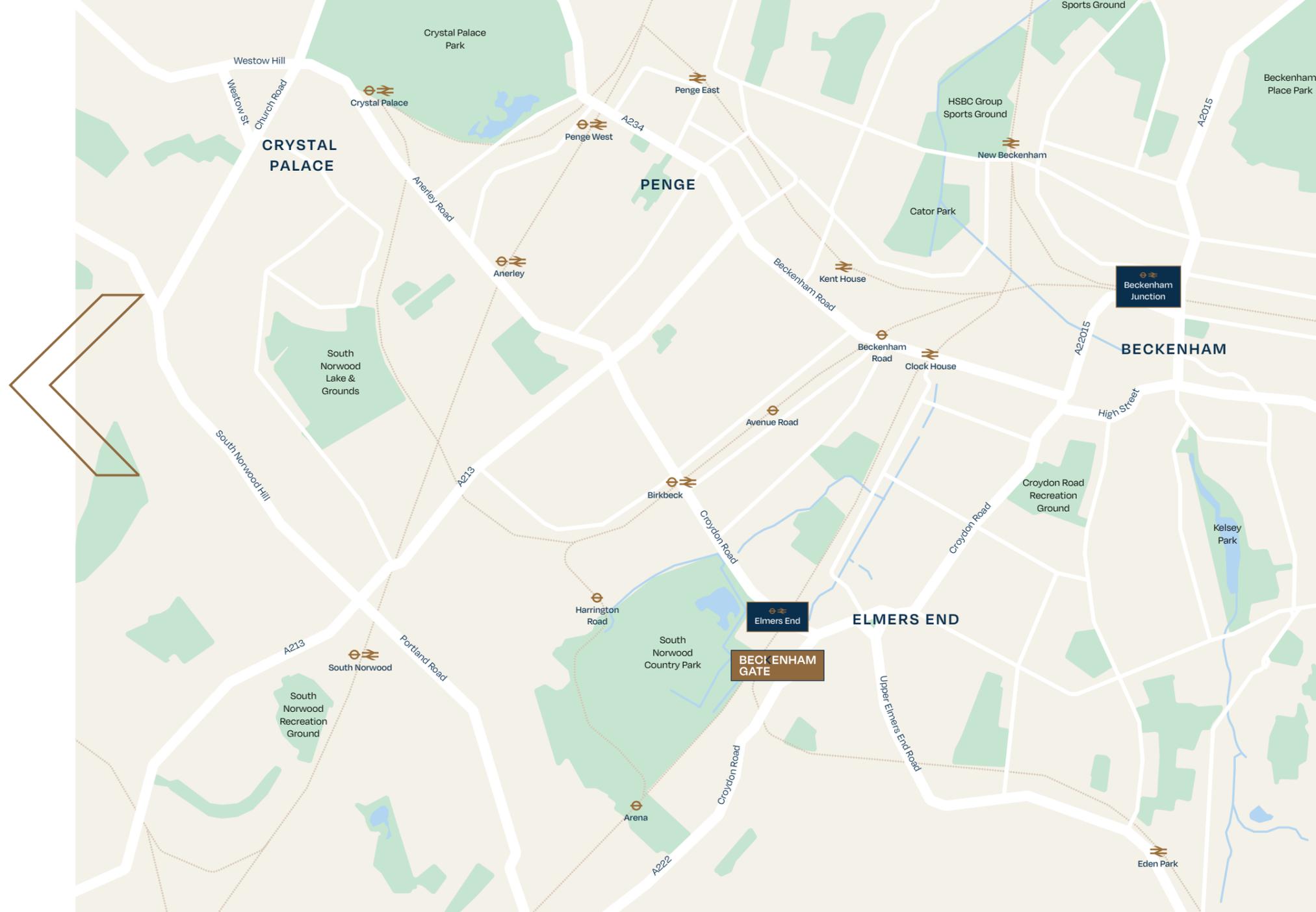
### Bus Connections

#### > FROM CROYDON ROAD

Beckenham High Street	11 Minutes
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#### > FROM ELMERS END GREEN

Crystal Palace Triangle	22 Minutes
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### The West End

Travel from Elmers End to Piccadilly Circus / Regent Street / Oxford Circus within 45 minutes via Charing Cross & Waterloo East respectively.



### Southbank

Visiting Southbank couldn't be easier with regular train services connecting you to Waterloo East.

\*All times correct at time of print, source: trainline.co.uk

Explore, create, connect.

# Site Plan



## Key

- Insurance House
- STC House
- Refuse Store
- Cycle Store
- Landscaped Gardens

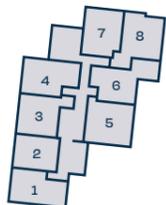
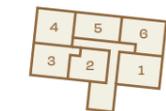


# Floorplans

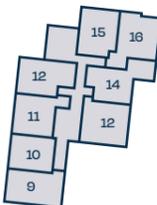
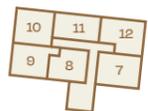
BLOCK A

# INSURANCE HOUSE

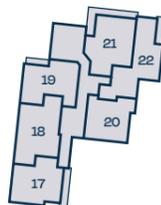
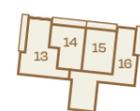
Ground Floor

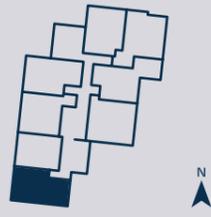


First Floor



Second Floor

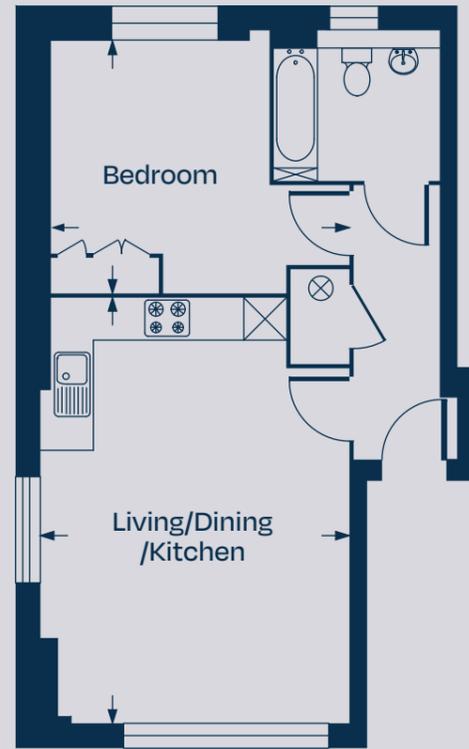




**Apartment 1 - Insurance House**

GROUND FLOOR / ONE BEDROOM

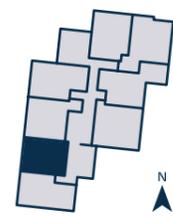
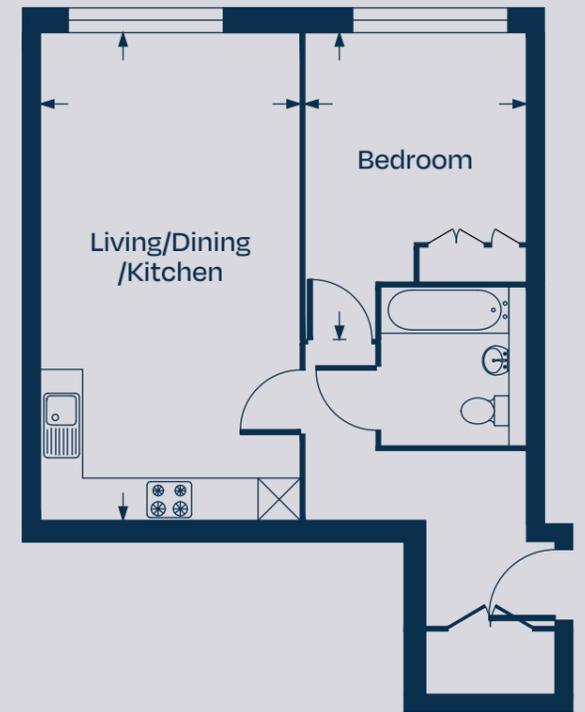
Living / Dining / Kitchen	19'6" x 14'1" 5.9m x 4.3m
Bedroom	13'9" x 12' 4.2m x 3.7m



**Apartment 3 - Insurance House**

GROUND FLOOR / ONE BEDROOM

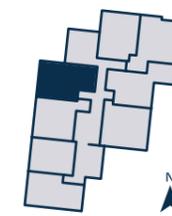
Living / Dining / Kitchen	22'3" x 11'10" 6.8m x 3.6m
Bedroom	14' x 10'1" 4.3m x 3.1m



**Apartment 2 - Insurance House**

GROUND FLOOR / ONE BEDROOM

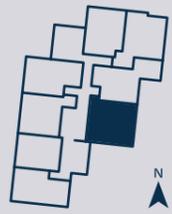
Living / Dining / Kitchen	24'8" x 8'10" 7.5m x 2.7m
Bedroom	13'7" x 10'3" 4.1m x 3.1m



**Apartment 4 - Insurance House**

GROUND FLOOR / ONE BEDROOM

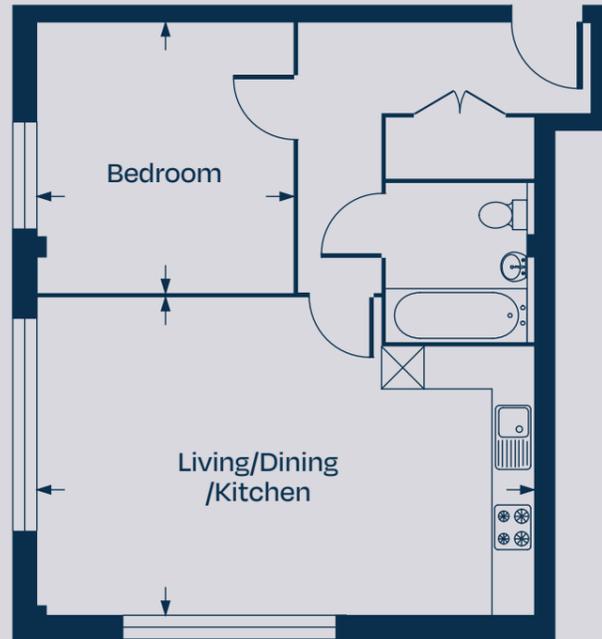
Living / Dining / Kitchen	32' x 9'10" 9.8m x 3m
Bedroom	14'7" x 10'6" 4.4m x 3.2m



**Apartment 5 - Insurance House**

GROUND FLOOR / ONE BEDROOM

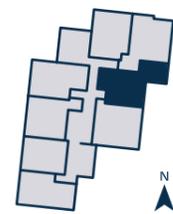
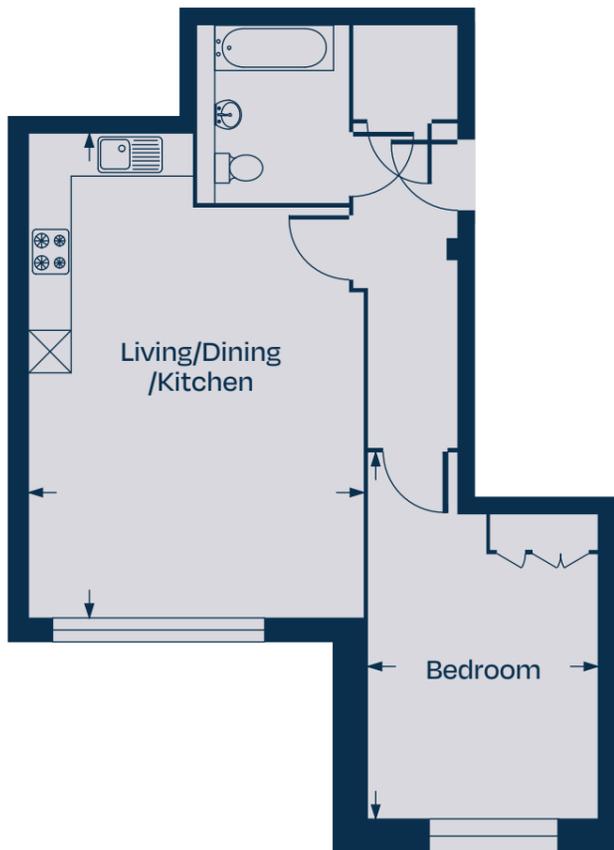
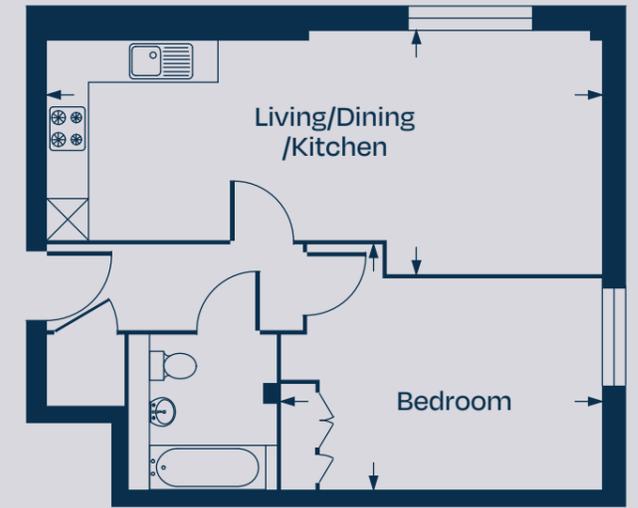
Living / Dining / Kitchen	22'8 x 14'7 6.9m x 4.4m
Bedroom	12'5 x 11'8 3.8m x 3.6m



**Apartment 7 - Insurance House**

GROUND FLOOR / ONE BEDROOM

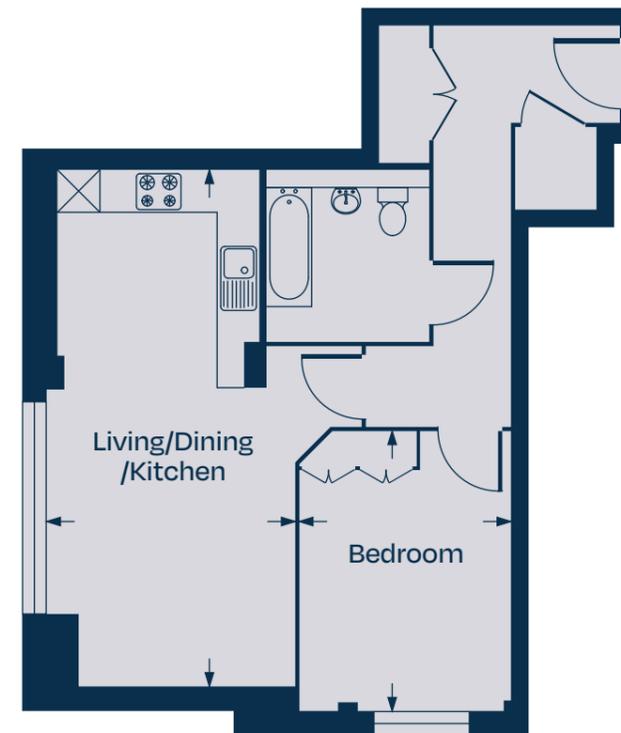
Living / Dining / Kitchen	25'11 x 10'9 7.9m x 3.3m
Bedroom	14'11 x 11'5 4.5m x 3.5m



**Apartment 6 - Insurance House**

GROUND FLOOR / ONE BEDROOM

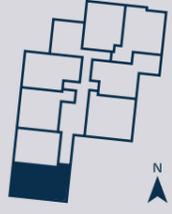
Living / Dining / Kitchen	22'2 x 15'6 6.8m x 4.7m
Bedroom	17'8 x 10'6 5.4m x 3.2m



**Apartment 8 - Insurance House**

GROUND FLOOR / ONE BEDROOM

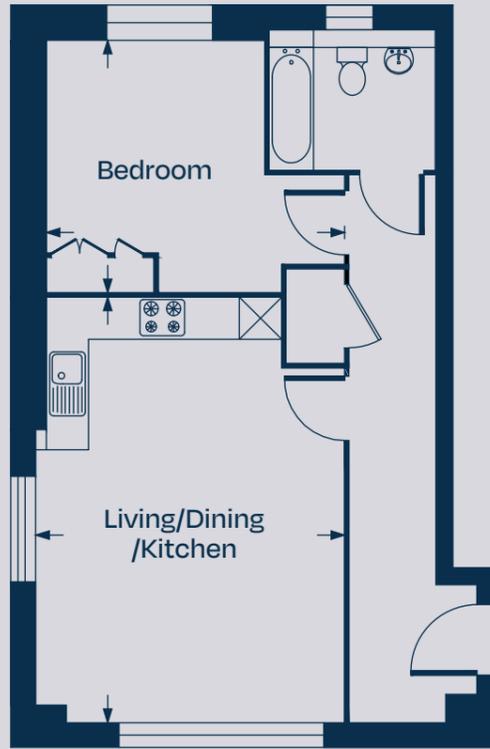
Living / Dining / Kitchen	23'8 x 11'4 7.2m x 3.5m
Bedroom	12'8 x 9'9 3.9m x 3m



**Apartment 9 - Insurance House**

FIRST FLOOR / ONE BEDROOM

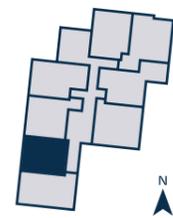
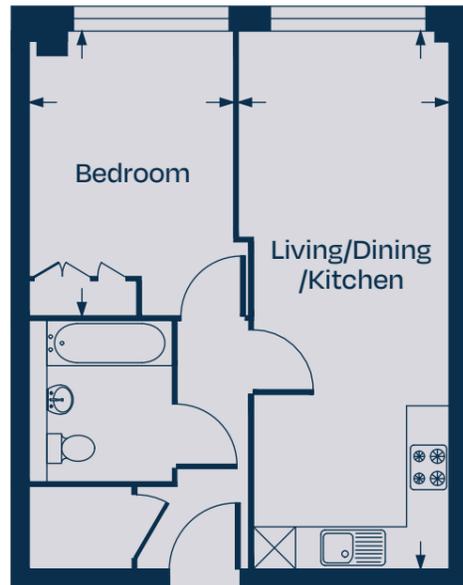
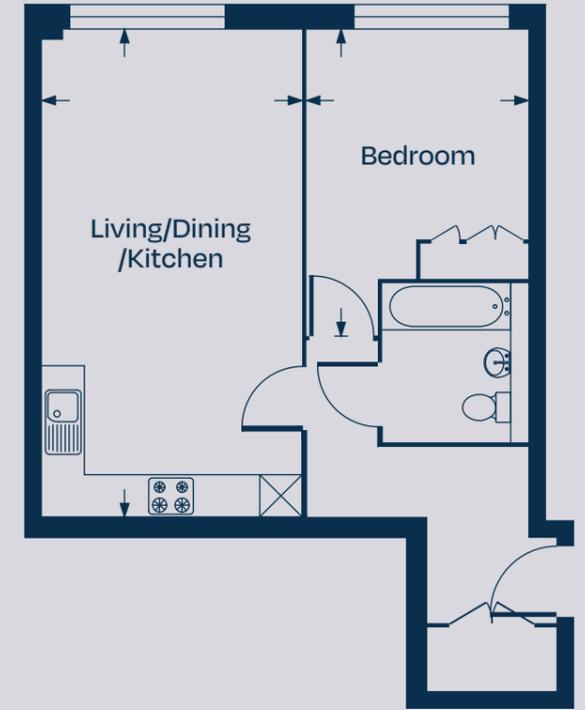
Living / Dining / Kitchen	19'7 x 14'5 6m x 4.4m
Bedroom	14 x 11'11 4.3m x 3.6m



**Apartment 11 - Insurance House**

FIRST FLOOR / ONE BEDROOM

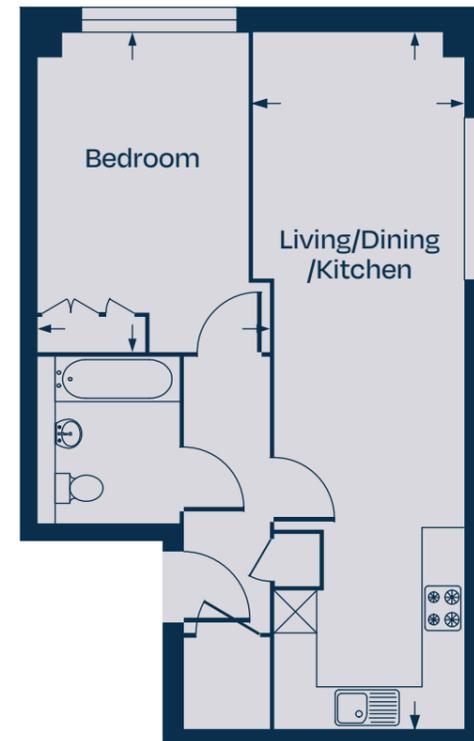
Living / Dining / Kitchen	22'7 x 11'9 6.9m x 3.6m
Bedroom	14'4 x 10'2 4.4m x 3.1m



**Apartment 10 - Insurance House**

FIRST FLOOR / ONE BEDROOM

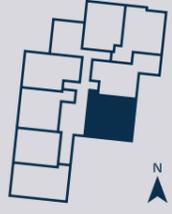
Living / Dining / Kitchen	24'7 x 9'6 7.5m x 2.9m
Bedroom	13'2 x 9'7 4m x 2.9m



**Apartment 12 - Insurance House**

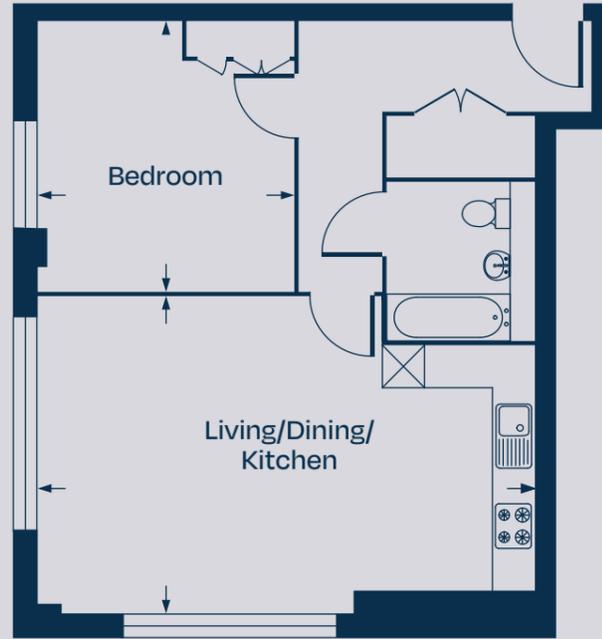
FIRST FLOOR / ONE BEDROOM

Living / Dining / Kitchen	32' x 9'10 9.9m x 3m
Bedroom	14'7 x 10'7 4.4m x 3.2m



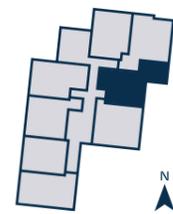
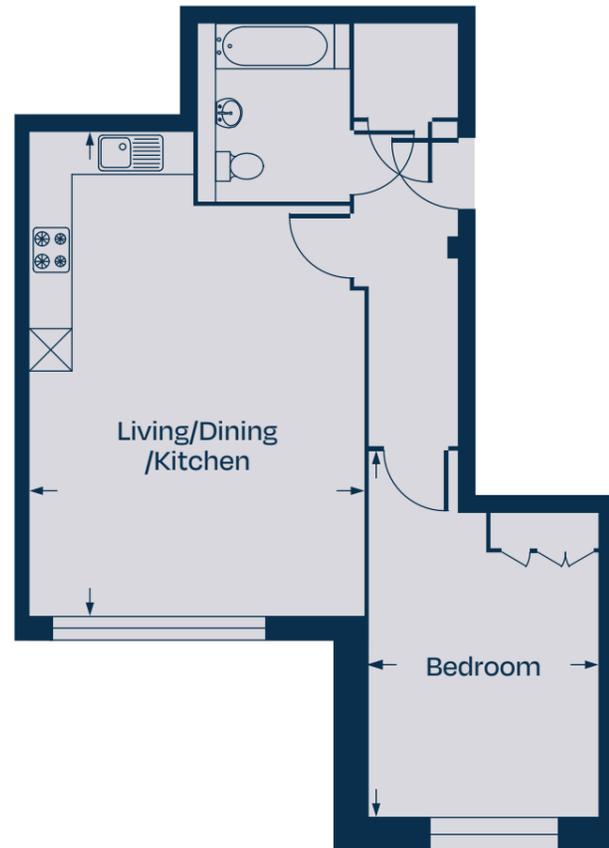
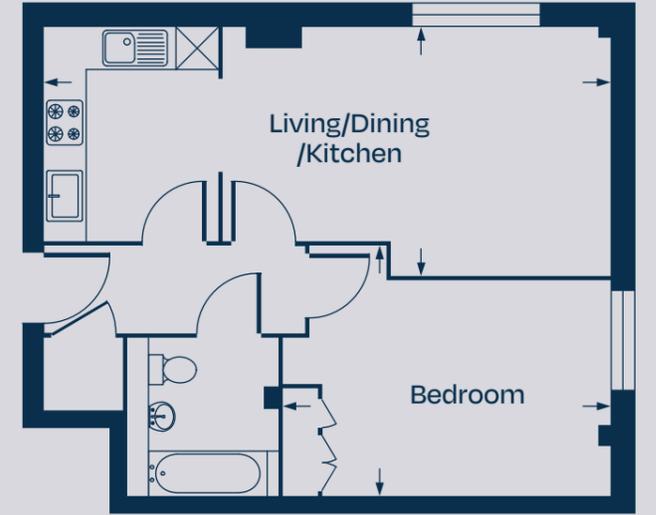
**Apartment 13 - Insurance House**  
FIRST FLOOR / ONE BEDROOM

Living / Dining / Kitchen	22'7" x 14'8" 6.9m x 4.5m
Bedroom	12'5" x 11'7" 3.9m x 3.5m



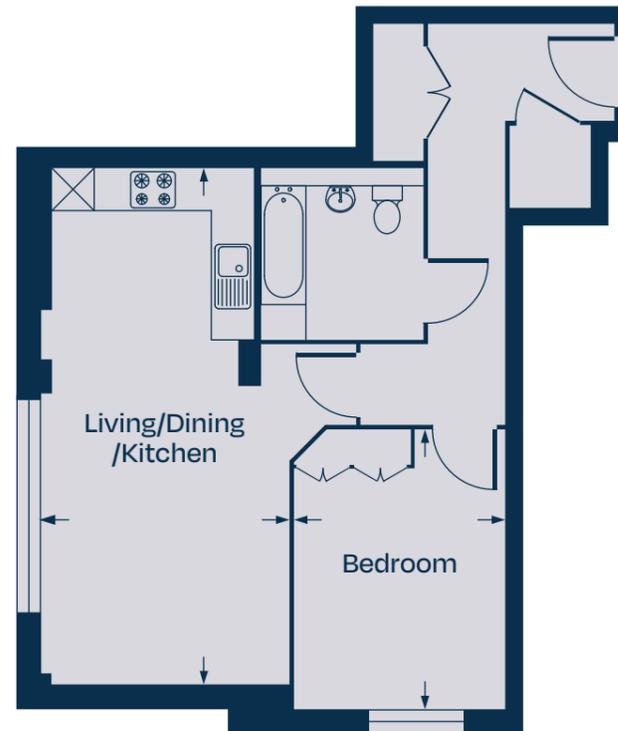
**Apartment 15 - Insurance House**  
FIRST FLOOR / ONE BEDROOM

Living / Dining / Kitchen	26'1" x 11'2" 8m x 3.4m
Bedroom	15' x 11' 4.6m x 3.5m



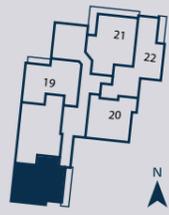
**Apartment 14 - Insurance House**  
FIRST FLOOR / ONE BEDROOM

Living / Dining / Kitchen	22'3" x 15'4" 6.8m x 4.7m
Bedroom	17'4" x 10'7" 5.3m x 3.2m



**Apartment 16 - Insurance House**  
FIRST FLOOR / ONE BEDROOM

Living / Dining / Kitchen	23'10" x 11'5" 7.3m x 3.5m
Bedroom	12'11" x 9'9" 3.9m x 3m



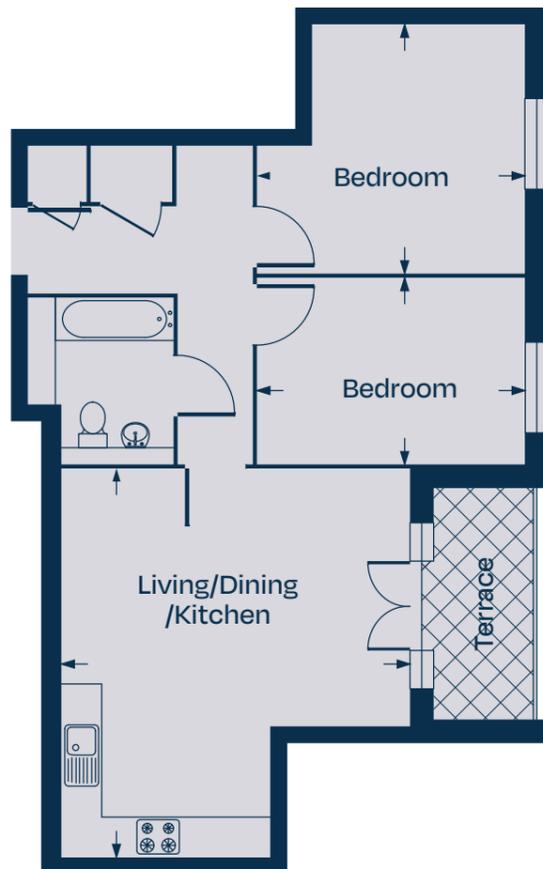
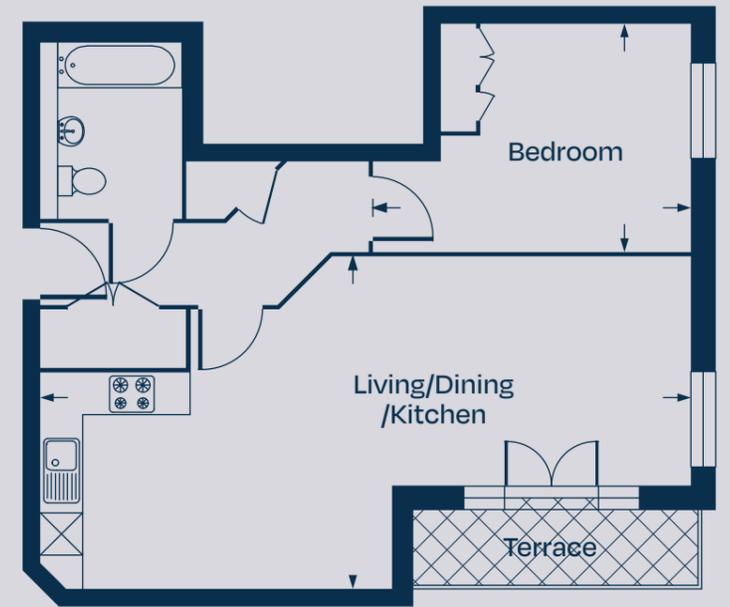
**Apartment 17 - Insurance House**  
SECOND FLOOR / ONE BEDROOM

Living / Dining / Kitchen	22' x 15'10 6.7m x 4.8m
Bedroom	12'10 x 10'10 3.9m x 3.3m



**Apartment 19 - Insurance House**  
SECOND FLOOR / ONE BEDROOM

Living / Dining / Kitchen	29'9 x 15'3 9m x 4.6m
Bedroom	14'5 x 10'4 4.4m x 3.2m



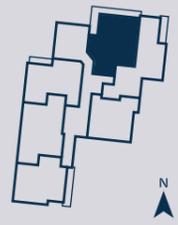
**Apartment 18 - Insurance House**  
SECOND FLOOR / TWO BEDROOM

Living / Dining / Kitchen	18'7 x 16'10 5.7m x 5.1m
Bedroom One	12'11 x 12' 3.9m x 3.7m
Bedroom Two	12'11 x 8'11 3.9m x 2.7m



**Apartment 20 - Insurance House**  
SECOND FLOOR / ONE BEDROOM

Living / Dining / Kitchen	24'8 x 12'2 7.5m x 3.7m
Bedroom	14' x 11'3 4.3m x 3.4m



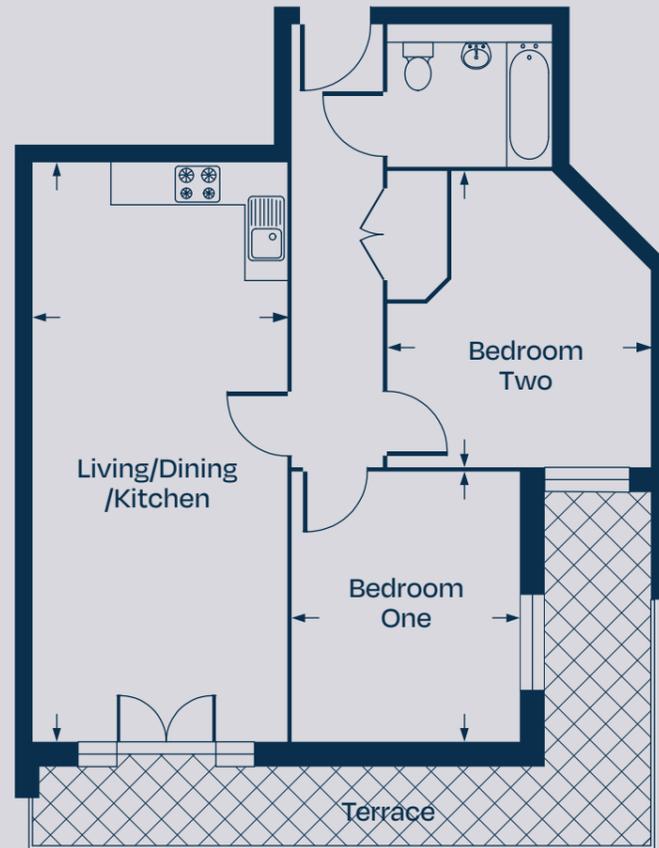
**Apartment 21 - Insurance House**

SECOND FLOOR / TWO BEDROOM

Living / Dining / Kitchen 26'6 x 11'7  
8.19m x 3.5m

Bedroom One 12'3 x 10'6  
3.7m x 3.2m

Bedroom Two 13'7 x 12'0  
4.2m x 3.7m



Floorplans

BLOCK B

# STC HOUSE

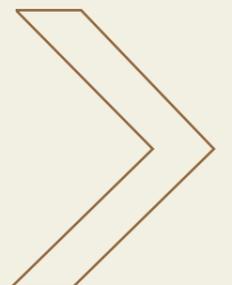


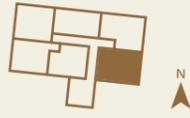
**Apartment 22 - Insurance House**

SECOND FLOOR / ONE BEDROOM

Living / Dining / Kitchen 33'7 x 17'3  
10.2m x 5.3m

Bedroom 11'8 x 10'9  
3.6m x 3.3m

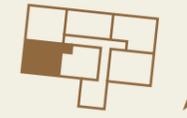
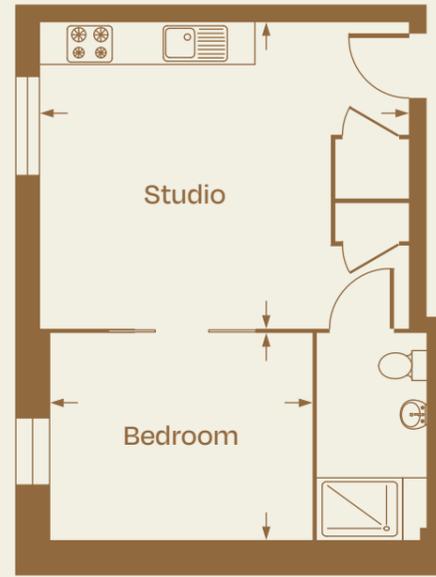




**Apartment 1 - STC House**

GROUND FLOOR / STUDIO

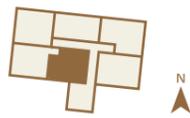
Studio	17'2 x 14'3 5.3m x 4.3m
Bedroom	12'2 x 9'7 3.7m x 2.9m



**Apartment 3 - STC House**

GROUND FLOOR / STUDIO

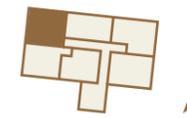
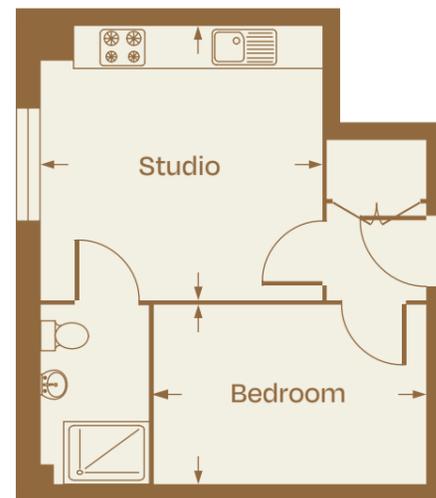
Studio	20'7 x 10'8 6.3m x 3.2m
Bedroom	11'3 x 7'4 3.4m x 2.2m



**Apartment 2 - STC House**

GROUND FLOOR / STUDIO

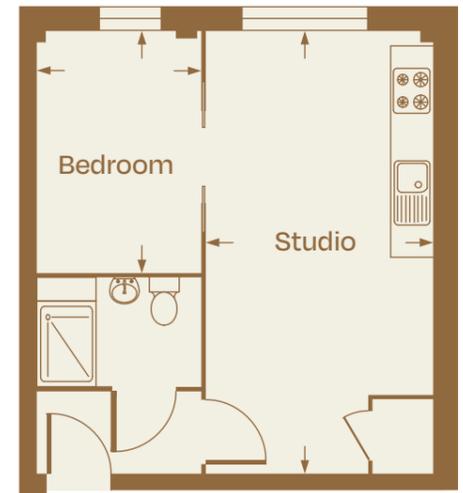
Studio	13'2 x 12'9 4m x 3.9m
Bedroom	12'8 x 8'5 3.9m x 2.6m

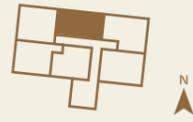


**Apartment 4 - STC House**

GROUND FLOOR / STUDIO

Studio	20'7 x 10'7 6.3m x 3.2m
Bedroom	11'2 x 7'7 3.4m x 2.3m

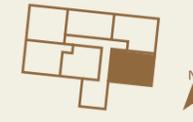
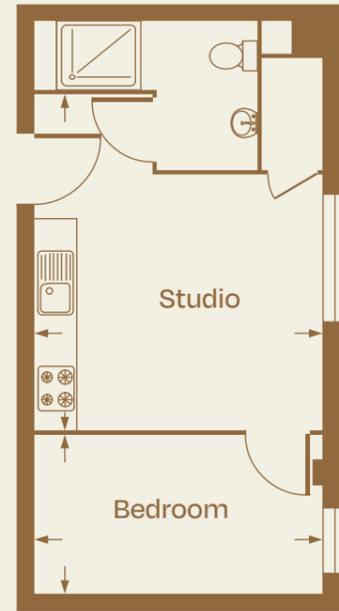




### Apartment 5 - STC House

GROUND FLOOR / STUDIO

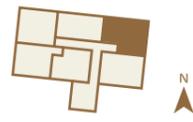
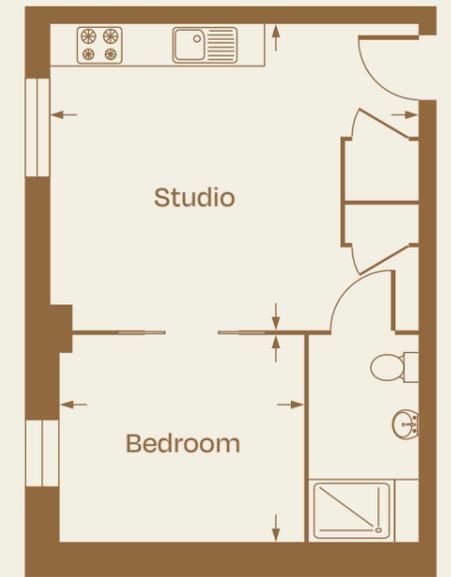
Studio	15'7 x 13'4 4.8m x 4.1m
Bedroom	13'4 x 7'5 4.1m x 2.25m



### Apartment 7 - STC House

FIRST FLOOR / STUDIO

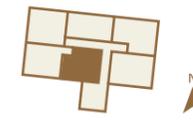
Studio	17'2 x 14'3 5.2m x 4.3m
Bedroom	11'4 x 9'7 3.5m x 2.9m



### Apartment 6 - STC House

GROUND FLOOR / STUDIO

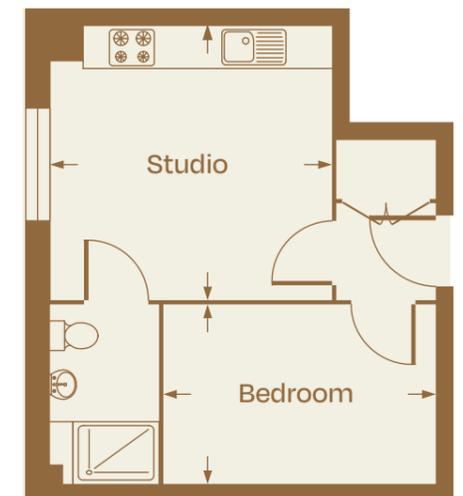
Studio	15'1 x 13'4 4.6m x 4.1m
Bedroom	12'2 x 9'3 3.7m x 2.8m

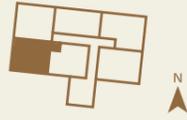


### Apartment 8 - STC House

FIRST FLOOR / STUDIO

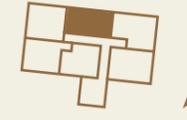
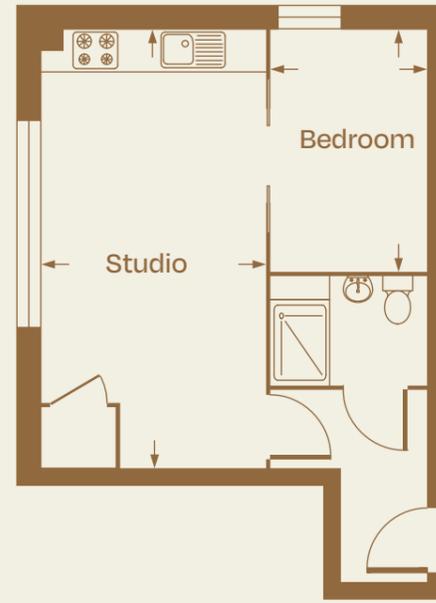
Studio	13'2 x 12'9 4m x 3.9m
Bedroom	12'8 x 8'5 3.9m x 2.6m





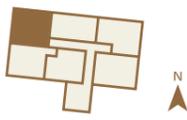
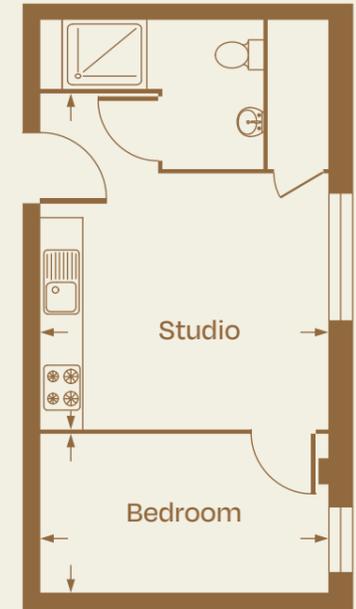
**Apartment 9 - STC House**  
FIRST FLOOR / STUDIO

Studio	20'7 x 10'6 6.3m x 3.2m
Bedroom	11'3 x 7'4 3.4m x 2.2m



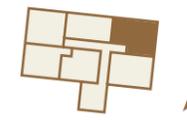
**Apartment 11 - STC House**  
FIRST FLOOR / STUDIO

Studio	15'7 x 13'4 4.8m x 4.1m
Bedroom	13'4 x 7'5 4.1m x 2.3m



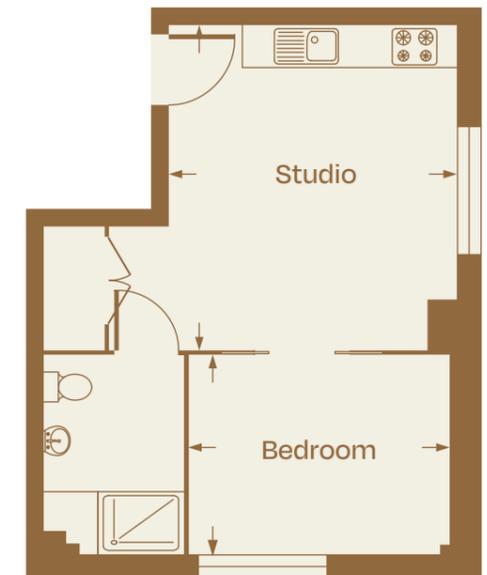
**Apartment 10 - STC House**  
FIRST FLOOR / ONE BEDROOM

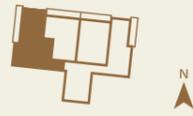
Studio	20'7 x 10'7 6.3m x 3.2m
Bedroom	11'2 x 7'7 3.4m x 2.3m



**Apartment 12 - STC House**  
FIRST FLOOR / STUDIO

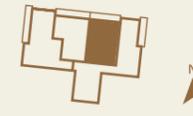
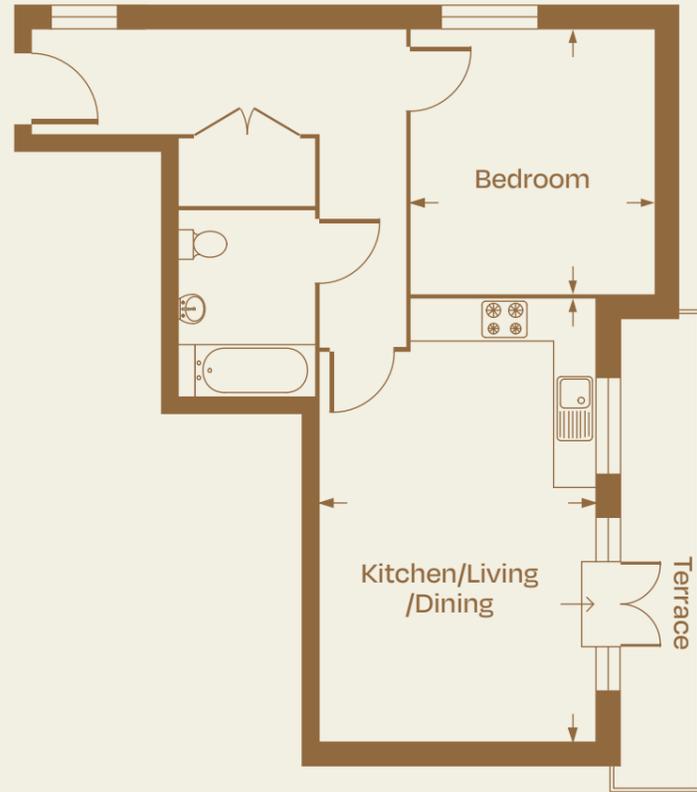
Studio	15'1 x 13'4 4.6m x 4.1m
Bedroom	12'6 x 9'2 3.8m x 2.8m





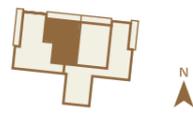
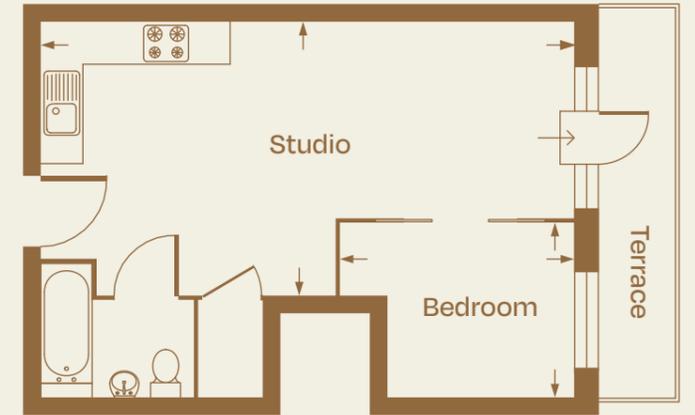
**Apartment 13 - STC House**  
SECOND FLOOR / ONE BEDROOM

Kitchen/Living/Dining	20'7 x 12'10 6.3m x 3.9m
Bedroom	12'4 x 11'4 3.8m x 3.5m



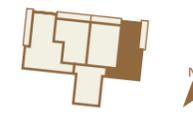
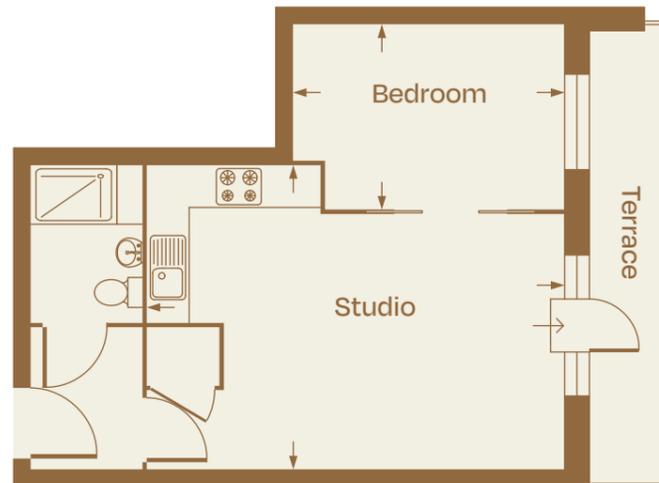
**Apartment 15 - STC House**  
GROUND FLOOR / STUDIO

Studio	24'9 x 12'9 7.6m x 3.9m
Bedroom	10'11 x 8'4 3.3m x 2.5m



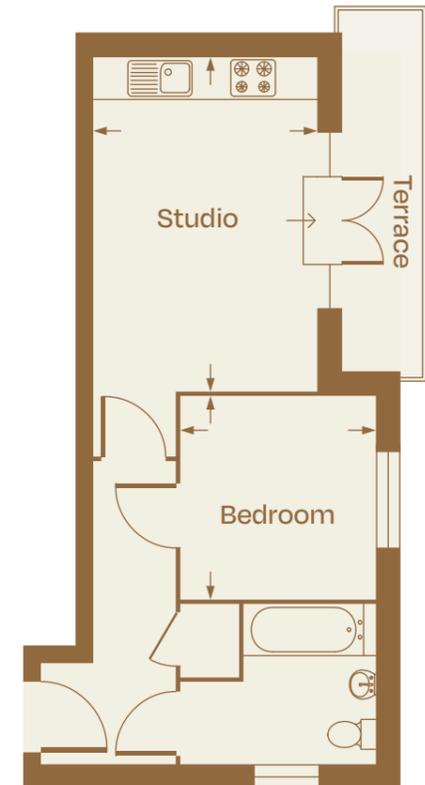
**Apartment 14 - STC House**  
SECOND FLOOR / STUDIO

Living / Dining / Kitchen	19'7 x 14'1 6m x 4.3m
Bedroom	12'7 x 8'7 3.8m x 2.6m



**Apartment 16 - STC House**  
GROUND FLOOR / STUDIO

Studio	15'6 x 10'5 4.7m x 3.2m
Bedroom	9'5 x 9'1 3.9m x 2.8m





"Each apartment has been thoughtfully designed with meticulous attention to detail."



### Kitchens

- Custom designed, sleek matt, handleless kitchens by Krieder
- Soft close doors
- Synthetic worktops
- Integrated Smeg appliances
- Chrome monobloc taps

### Bathrooms

- Contemporary white sanitaryware
- Thermostatically controlled showers
- Chrome taps and fittings
- Shaver points
- Heated chrome towel rails

### General

- Impressive entrance lobby
- Gated development
- Lift servicing all floors (Insurance House only)
- Allocated parking spaces available
- EV Charging (selected spaces)
- Secure Cycle Store
- Individual mailboxes
- Landscaped external communal areas
- Energy efficient double glazed windows
- 999-year lease
- 10 year Build warranty

## Contact

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