



Ibbett Mosely

Black Eagle Close, Westerham, TN16 1SE



Falcon House, Westerham
 Last Remaining Luxury Apartment – 5 Already
 Sold/Sale Agreed
 Share of Freehold
 Falcon House is an exclusive collection of just six
 beautifully designed apartments in the heart of
 Westerham. Five have already sold/sale agreed,
 leaving only this stunning first-floor home - chain-
 free, move-in ready and offering an exceptional
 combination of style, practicality and location.
 Apartments of this calibre are rarely available in
 Westerham, where period homes dominate the
 market. Here, you get modern convenience,
 contemporary layouts, premium finishes, and
 breathtaking panoramic views — all just five minutes'
 walk from the town centre.

Modern Design, High Specification

The open-plan living, dining, and kitchen area is bright and airy, with high ceilings and large windows flooding the space with natural light. The sleek, handleless kitchens feature quartz worktops and a full suite of integrated Bosch appliances, perfect for both daily living and entertaining.

The principal bedroom includes fitted wardrobes and a designer en-suite, with a second double bedroom and a stylish main bathroom completing the main accommodation.

The Unique Mezzanine – More Than Just Storage

Each apartment boasts a generous mezzanine level, roughly the size of a bedroom, complete with power and lighting. This is not simply storage — it's an exclusive additional room that no other apartment in the building has. Perfect as a home office, creative

- Master Bedroom with En-Suite
- Bedroom Two
- Bathroom
- Open Plan Living Room and Fitted Kitchen
- Gas Central Heating
- Double Glazing
- Gated Underground Parking
- Energy Efficient
- Lift and Stairs Access

studio, hobby area, or reading nook, it offers downsizers valuable space for treasured possessions and gives first-time buyers or young families room to grow.

A Boutique Development with a Share of Freehold

With only six apartments in the building, you'll enjoy a greater sense of community and far more control over management than in larger developments. The property comes with a share of the freehold and a 995-year lease, ensuring long-term security and autonomy.

Low Running Costs & Practical Features

- Service charge from just £1,125 per year – unusually low for this specification and location
- Gated underground parking with one allocated space and lift access
- Cycle storage & dedicated





bin/recycling facilities

- Gas central heating with Vaillant boiler & solar PV panels
- Ten-year ICW new home warranty

Location – Five Minutes to Town

Falcon House is just a five-minute stroll from Westerham's vibrant high street, with its cafés, restaurants, boutiques, and local shops. Oxted (5 miles) and Sevenoaks (7 miles) offer fast trains to London Victoria (from 39 minutes) and London Bridge (from 32 minutes), and the M25 is close by for Gatwick, Heathrow, and the south coast.

With four apartments already sold, these last two homes represent a rare opportunity — brand-new, chain-free, and move-in ready, with an exclusive mezzanine bonus space, boutique development benefits, unusually low running costs, and a prime Westerham location

WARRANTY

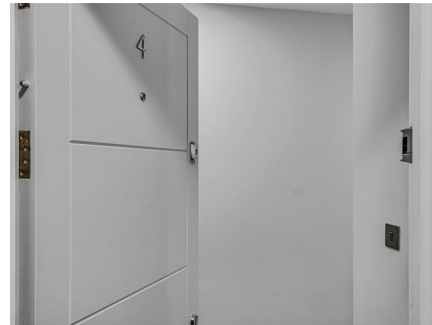
Each Apartment will have a Ten Year ICW Warranty.

THE LEASE

There will be a 995 year Lease with a Share of the Freehold.

There is a Residents Management Company set-up (Falcon House Residents Ltd) - each apartment will receive a share as part of the purchase.





SERVICE CHARGES

The Service Charge Budget has calculated that for the first year all the ground floor apartment would contribute £891.67 and the first floor apartments would contribute £1,125.00 annually.

The Service Charge includes:

Block Building Insurance * Cleaning * Electricity Costs * Engineering Insurance * Fire Equipment & Maintenance * Garden & Grounds Maintenance * General Minor Repairs * Lift Repairs & Maintenance * Window Cleaning * Accountancy Fees and Reserve Fund.

SERVICES

Mains gas, water, electricity and drainage are connected.

COUNCIL TAX, BAND - D

The properties are in the area covered by Sevenoaks District

NOTE

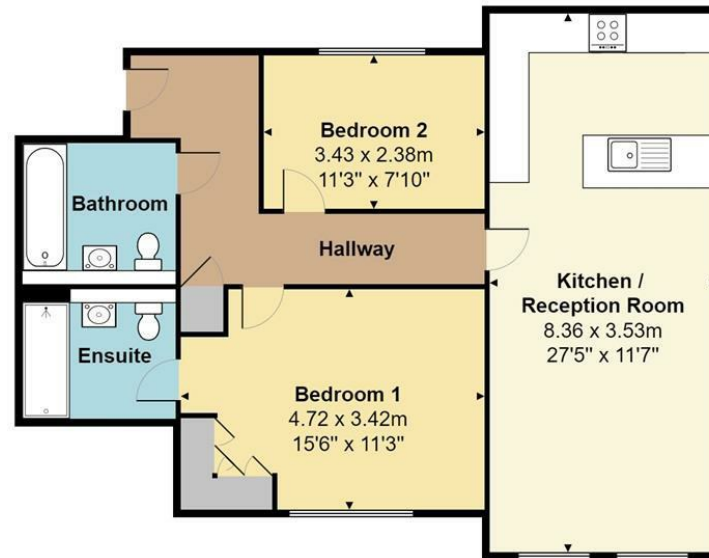
The internal photographs and floor plan relate to apartment four.

DIRECTIONS

Leave Westerham on the A25 towards Oxted. Pass the Croydon Road, Stratton Terrace, New Street and Squerryes Mede of the right. Continue around the right hand bend when Black Eagle Close will then be found on the right.

Falcon House, Black Eagle Close, Westerham, TN16

Total Floor Area: 74.9 m² ... 807 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Ibbett Mosely

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EPC Rating- B

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