



Lawrie Park Avenue SE26
£375,000

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In general

- Stunning hall floor conversion
- 616 sq ft / 57.2 sq mtrs
- A wealth of period features
- Beautifully maintained gardens
- Double bedroom with fitted storage
- High ceilings
- Lawrie Park Triangle
- Excellent transport links

In detail

An exceptional flat set in this exclusive residence known as Burnage Court set in a stunning spacious avenue of detached houses in Sydenham close to a wealth of amenities, great transport links and Crystal Palace Park.

The accommodation in this building is impressive, each with individual character yet all unified within this beautiful and substantial 1888 building.

This particular flat occupies the hall floor which benefits from ease access and an abundance of light and wonderful ceiling height throughout. The reception still retains the original framework of the historic library shelving, floorboards, fireplace and stunning windows, framing the view of the gardens perfectly.

The kitchen is well equipped with ample work surfaces and there is a sizeable shower room. The bedroom is gorgeous with two superb windows and an equally desirable view of the front gardens. The bedroom includes bespoke fitted storage providing ample wardrobe space with additional storage above.

Offering 616 sq ft/57.2 sq m the property is generously sized for a one-bedroom flat and enviably located close to Crystal Palace Park, Sydenham Overground and some lovely coffee shops and restaurants.

Further benefits include no onward chain and off street parking on gravel driveway.

The location is one of the most desirable in the area being so close to a wealth of amenities including transport links of Sydenham Overground, Penge East and numerous bus routes.

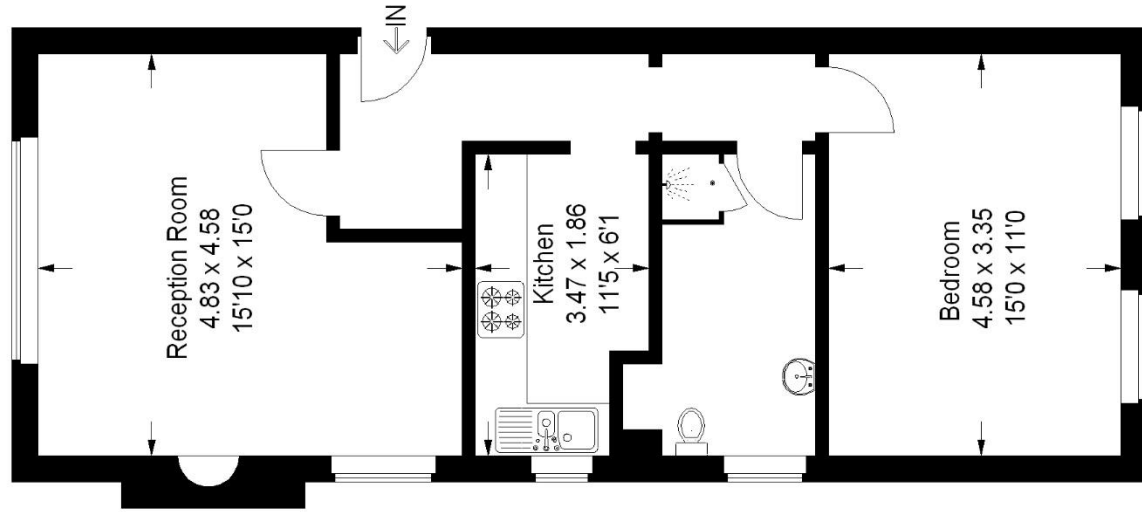
EPC: E | Council Tax Band: C | Lease: 991 Years | Share of Freehold | SC: £793 per quarter plus reserve fund



Floorplan

Burnage Court, SE26

Approximate Gross Internal Area
57.2 sq m / 616 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID125021)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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