



Lawrie Park Road SE26  
Guide Price £325,000-£350,000

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# In general

- A split level two bedroom Victorian conversion
- Natural light through out
- Fitted Kitchen
- Modern bathroom
- Neutral decor
- Off street parking
- No onward chain

# In detail

A split level two bedroom Victorian conversion enviably located within the Lawrie Park triangle in Sydenham, close to Crystal Palace Park, excellent transport links

This unique flat is ideally located for those who enjoy a short commute being so close to numerous transport links.

Arranged over the top floor of a detached period building the property benefits from an abundance of natural light and comprises a large open plan kitchen/reception room and views overlooking the communal garden, master bedroom with fitted wardrobe, second bedroom/study/child's room and contemporary bathroom with shower over bath tub.

Neutrally decorated throughout with a combination of wooden flooring and carpets, the property also benefits from off street parking.

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.

The property is also being sold with no onward chain.

EPC: E | Council Tax Band B | Lease: TBC | SC: TBC | GR: TBC



# Floorplan

## Lawrie Park Road SE26

Approximate Gross Internal Area

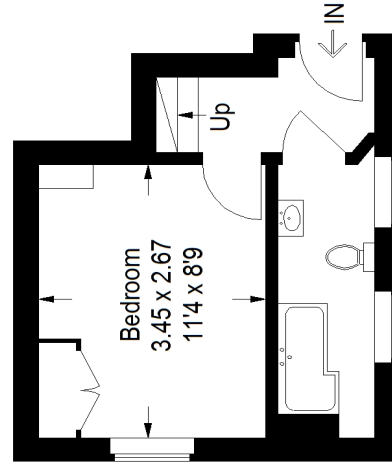
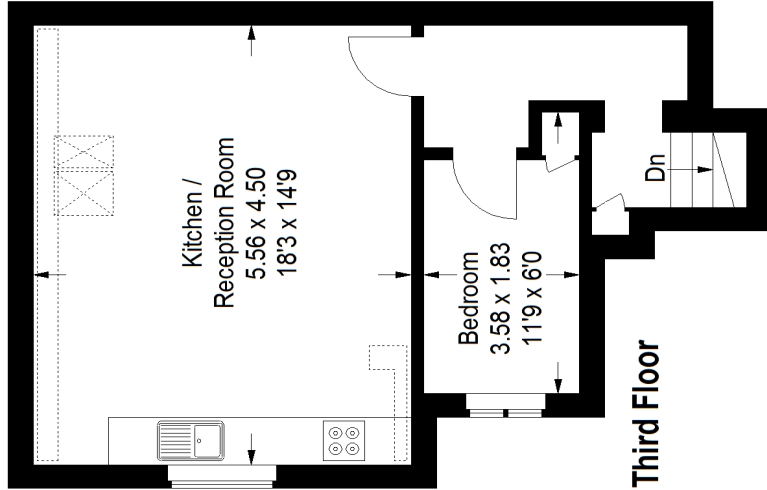
Second Floor = 17.1 sq m / 184 sq ft

Third Floor = 38.1 sq m / 410 sq ft

Total = 55.2 sq m / 594 sq ft



 = Reduced headroom  
below 1.5 m / 5'0"



### Second Floor

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These plans are for representation purposes only as defined by RICS- Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

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