



Apple Yard SE20
£525,000

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In general

- 964 sq ft / 89.6 sq m
- Three double bedrooms
- Two modern bathrooms
- First floor
- Decked balcony
- Nearby transport links
- Gated underground parking
- Remaining new homes warrantee
- No onward chain

In detail

A very spacious three double bedroom first floor apartment forming an attractive modern executive development moments from transport links and amenities.

This property was completed in 2019 by renowned new homes developer Fairview Homes, and totals 964 sq ft / 89.6 sq m of neutrally decorated, fresh and inviting accommodation. Energy conscious buyers will be pleased to note a 'B' EPC rating which adds to reduced running costs and efficiency. Otherwise, notable features include a 21ft 6 L-shaped living space with a white high gloss kitchen and integrated appliances, two modern bathroom suites, a 16ft master bedroom with an en suite shower room, a sizeable decked balcony, solid wood flooring, gated underground parking, a lift, access to private grounds and fitted hallway storage. The aspect is one of the best on the development and is positioned on the corner of the building, which enables an extra window for increased natural light.

Apple Yard is a quiet location but offers near immediate access to Anerley rail and bus links, also Penge East and West stations, and Crystal Palace Park.

No onward chain.

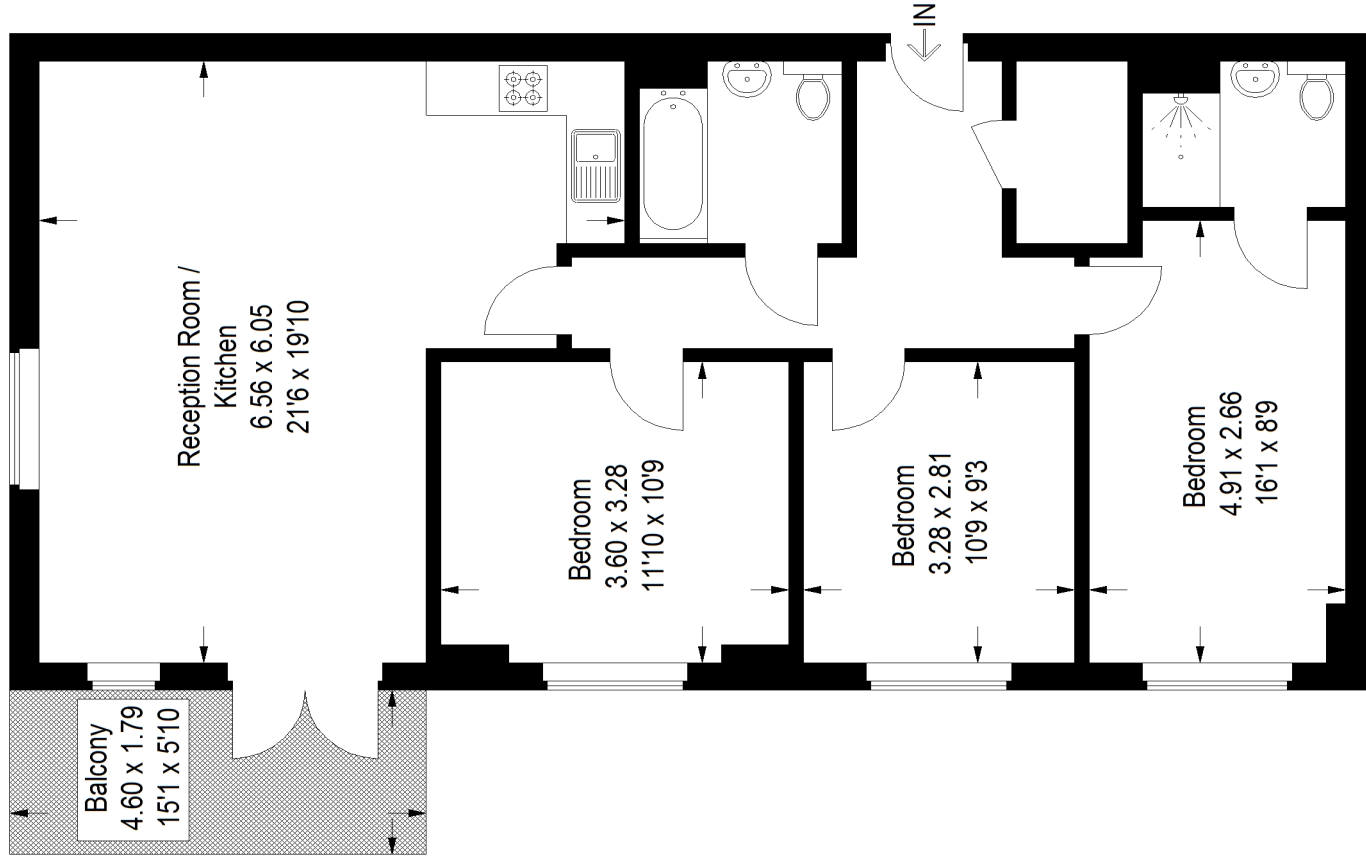
EPC: B



Floorplan

Lambourne House SE20

Approximate Gross Internal Area
89.6 sq m / 964 sq ft



First 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. (ID810115)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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