



Lennard Road, BR3  
Guide £450,000 - £475,000

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# In general

- Beautiful period conversion
- Light filled and characterful
- Open plan kitchen / reception of 30ft
- Two double bedrooms
- Jack and Jill bathroom
- Seperate WC
- Private south west facing garden
- Off street parking
- No onward chain

# In detail

A wonderful two double bedroom conversion with private section of garden, located within close proximity of numerous transport links, green open spaces and a wealth of local amenities.

Arranged on the first floor of this impressive semi-detached building, the property offers a superb open plan living space of 30ft, including a fully integrated kitchen with superb storage, work surfaces and a large breakfast bar, ideal for those who enjoy entertaining.

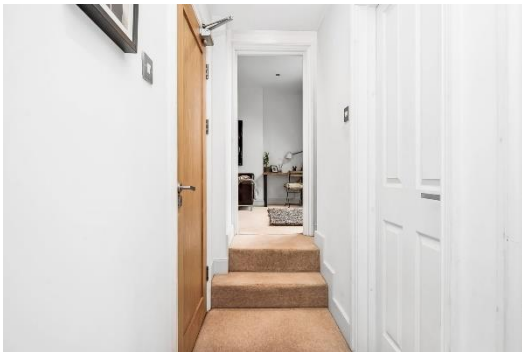
The lounge area is generous and benefits from large patio doors with a charming Juliette balcony allowing for an abundance of natural light and green open views, whilst the wonderfully high ceilings provide a good sense of space.

There are two double bedrooms, separate WC and a contemporary Jack and Jill bathroom.

To the rear of the property is the south west facing private section of garden with mature trees, whilst to the front is off street parking.

Lennard Road is a desirable location, close to several rail links and approximately just 0.3 miles from Penge East and close to New Beckenham and Kent House rail. The property is also being sold with no onward chain.

EPC: C | Council Tax Band D | Lease: 116 years remaining | SC inc BI : £661.44PA | GR: £300PA

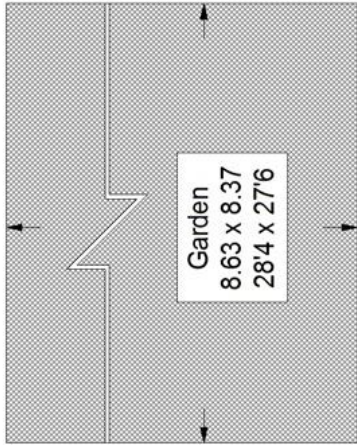




# Floorplan

Lennard Road BR3

Approximate Gross Internal Area  
70.4 sq m / 758 sq ft



(Not Shown In Actual  
Location / Orientation)



First 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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

72   c	78   c
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