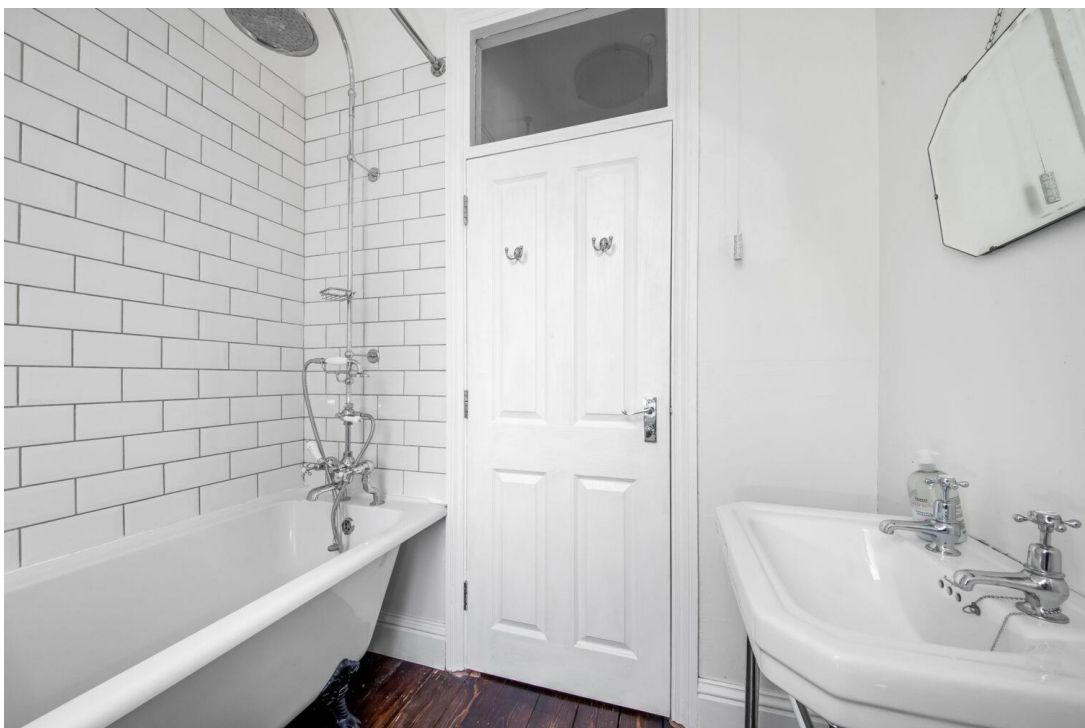




Lawrie Park Road, SE26
£350,000

0208 702 9777
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In general

- Superb first floor apartment
- Characterful and charming
- Great living space
- Tall ceilings and original wood flooring
- One double bedroom
- Well maintained gardens
- Excellent location
- No onward chain

In detail

A beautiful detached house, set back behind a generous and mature front garden, established laurel hedging and gravelled off street parking.

Generously converted, the apartment offers grand proportions, accentuated by the wonderfully tall ceilings and large windows, allowing for plenty of natural light.

Comprising a superb reception with a large bay window beautifully capturing the green leafy views of Sydenham, a bespoke and charming kitchen with butlers sink and wood block surfaces, double bedroom and a family bathroom with high quality fittings.

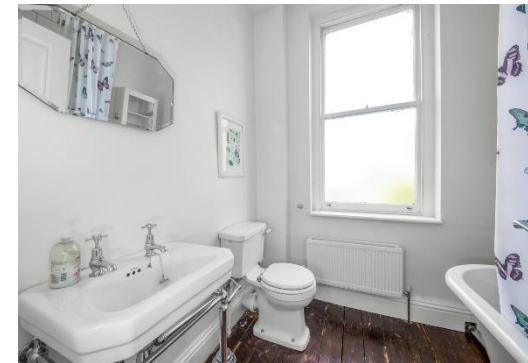
To the rear there is also a well maintained communal garden.

This property would suit an incoming purchaser looking for something special, spacious and characterful.

Located in the heart of Sydenham, in the ever popular Lawrie Park triangle, located within close proximity of the Sydenham Tennis Club, Crystal Palace Park offering wide expanses of open green space, leisure activities, musical events and much more.

Excellent transport links include Penge West, Penge East, Sydenham rail and also easy access to the 176 bus route to Tottenham Court Road and 197 between Croydon and Peckham.

EPC: D | Council Tax: B | Lease: 92 years | SC: £51 pm | GR: £10 pm | BI: included in SC

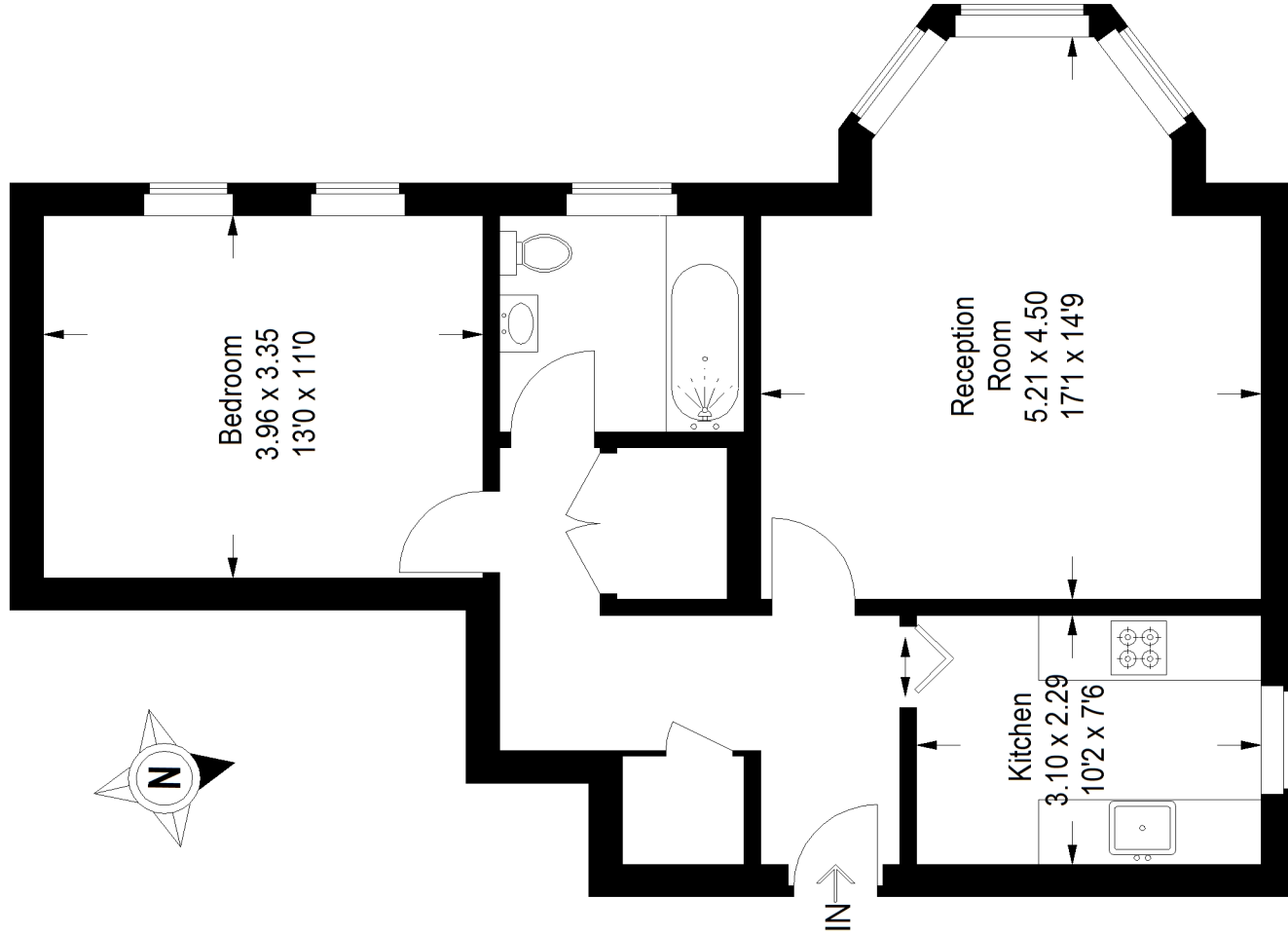


Floorplan

Lawrie Park Road, SE26

Approximate Gross Internal Area

57.6 sq m / 620 sq ft



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	64 D	79 C
39-54	E		
21-38	F		
1-20	G		

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