



Lawrie Park Crescent SE26
£525,000-£540,000 Guide Price

0208 702 9777
[pedderproperty.com](https://www.pedderproperty.com)

pedder



In general

- Stunning Victorian Conversion
- Wealth of period features
- High ceilings throughout
- 2 Bedrooms
- Private outside space
- Close to Crystal Palace Park
- Great transport links
- No onward chain
- Share of Freehold

In detail

An exceptional hall floor, two bedroom Victorian conversion with private outside space, located in the highly sought after Lawrie Park Triangle.

This very special property enjoys a wealth of period features throughout, including wonderfully high ceilings, large Crittall windows and wooden shutters. Accommodation comprises a generous reception of 20ft, two bedrooms, a kitchen with under floor heating and family bathroom. Further benefits include a private patio and a large communal garden to the rear.

Recently refreshed throughout, this superb property provides a most comfortable, homely retreat filled with period features, ready for an incoming purchaser to immediately enjoy. Offered with a Share of Freehold.

Lawrie Park Crescent is an attractive residential road in the centre of the Lawrieth Park Triangle within close proximity to several modes of transport including Sydenham (Overground), Penge East (London/Victoria) and the 176 bus (Tottenham Court Road). Also close by are a number of lovely coffee shops, restaurants and pubs as well as the green open spaces of Crystal Palace Park. EPC -D



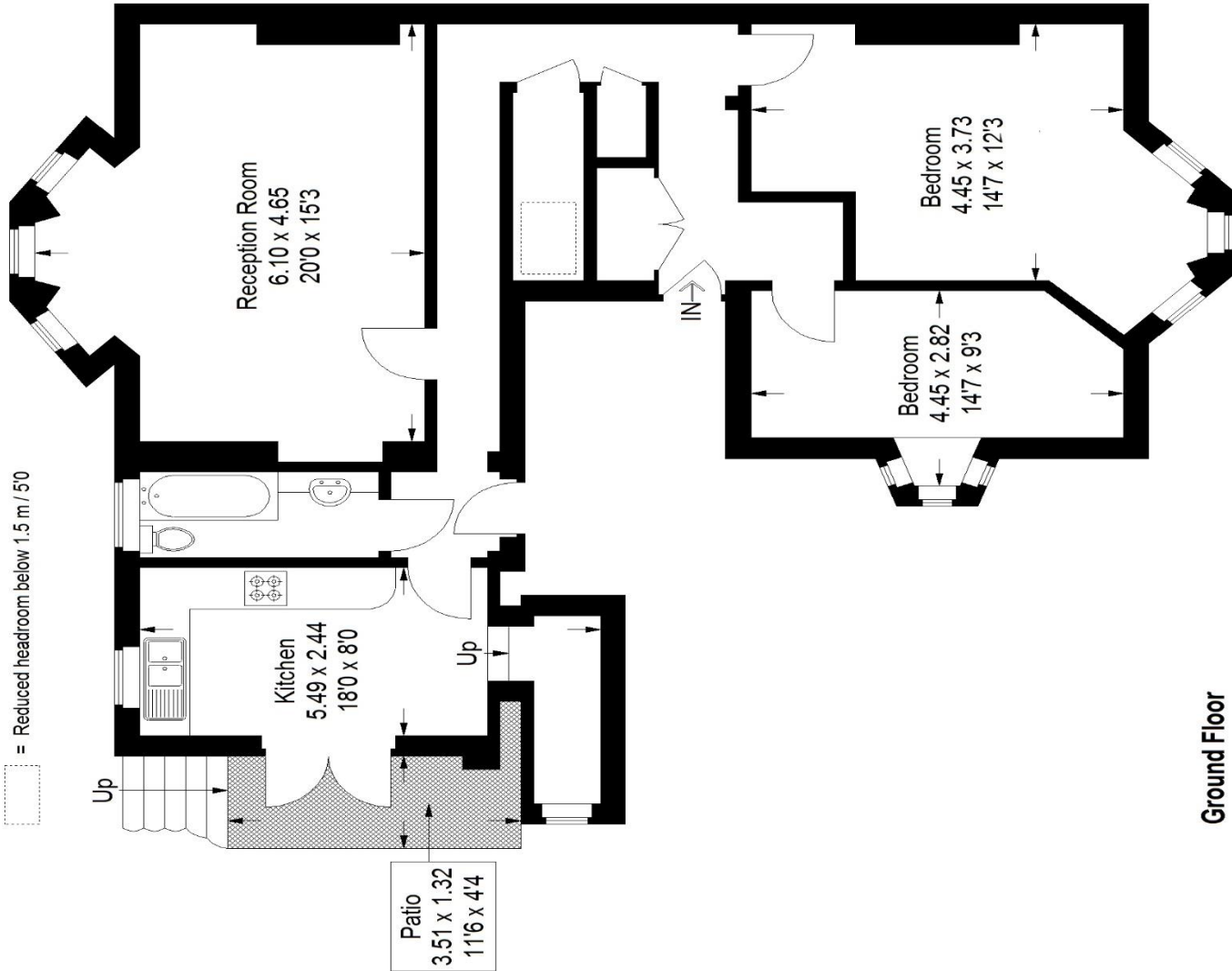
Floorplan

Lawrie Park Crescent SE26

Approximate Gross Internal Area
91.4 sq m / 984 sq ft



 = Reduced headroom below 1.5 m / 5'0"



Ground Floor

Copyright www.pedderproperty.com © 2021

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	55 D	75 C
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.