



Lawrie Park Road, SE26  
£475,000

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# In general

- Stunning 1930's development
- Spacious accomodation
- Large reception with bay winodw
- Recently refurbished kitchen
- Contemporary Shower room
- Two double bedrooms
- Beautifyul communal garenes
- Excellent transport links
- Moments away from Crystal Palace Park
- No chain

# In detail

The iconic Fountain Court development is a stunning example of art deco design, located moments from Crystal Palace Park, excellent transport links and a superb selection of amenities.

Steeped in history, the entrance to this 1930's development is enchanting, beautifully landscaped beds frame a fountain in the centre, creating a lovely sense of retreat.

Internally the accommodation is characterful, enjoying honey stained original flooring throughout, gorgeous fireplaces and large bay windows overlooking the gardens. Comprising a large reception, recently modernised kitchen, shower room and two double bedrooms.

Located on Lawrie Park Road, an attractive residential road, well located for access to Sydenham, Penge East and Penge West rail as well as the 176 bus route to Tottenham Court Road.

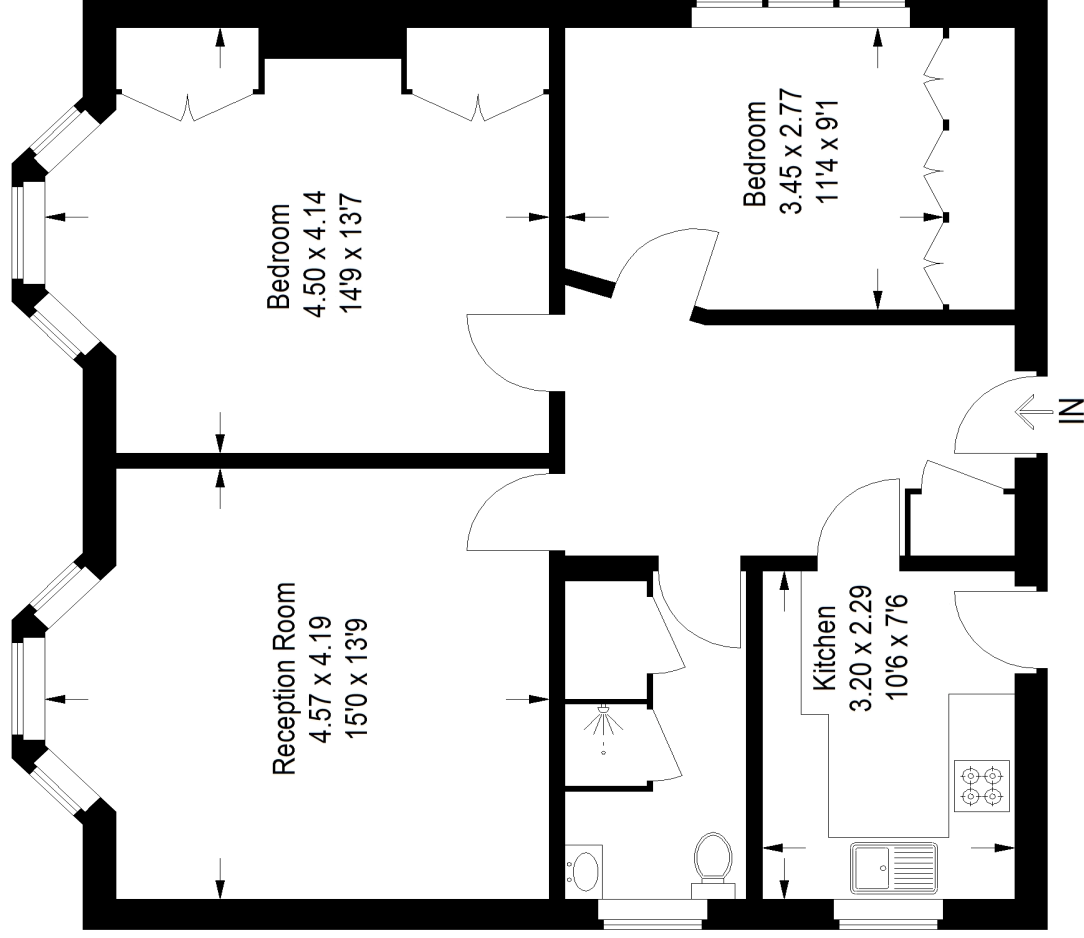
EPC: E | Council Tax Band: C | Lease: 987 Years Remaining | SC: £2,114.28 | GR: Peppercorn | BI: TBC



# Floorplan

## Fountain Court, SE26

Approximate Gross Internal Area  
72.3 sq m / 778 sq ft



## Ground 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
82+	A		
81-81	B		B1 B
69-80	C		
55-66	D	D1 D	
39-54	E		
21-38	F		
1-20	G		

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