



Lennard Road, BR3
£600,000

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In general

- Elegant Edwardian apartment
- Wonderful natural light throughout
- Two double bedrooms
- Reception with French doors
- Gorgeous South West facing garden
- Large front garden and side access for bikes
- No onward chain

In detail

An elegant two double bedroom Edwardian apartment, enjoying gorgeous period features throughout, private gardens and no onward chain.

Comprising two double bedrooms, the main bedroom positioned to the front, capitalising on the wonderful bay window that bathes the room in natural light, high ceilings topped with beautifully preserved coving in a flower scroll and a large ceiling rose creating the centre piece.

The reception provides a superb entertaining space with a kitchen just off to the right and the French doors opening onto the established south west facing garden which is enchanting and inviting. Designed to not only be a place of relaxation, the garden is also filled with an abundance of beautiful, scented plants to attract butterflies, birds and pollinators.

Occupying the ground floor means this property benefits from both front and rear gardens, which are equally glorious.

The location is very well connected, set between New Beckenham, Penge East and Kent House rail and the high street has plenty to offer such as numerous coffee shops, shopping facilities, restaurants, pubs and gyms. Green open spaces are also close by including Alexandra Recreation Ground, Mayow Park & Cator Park.

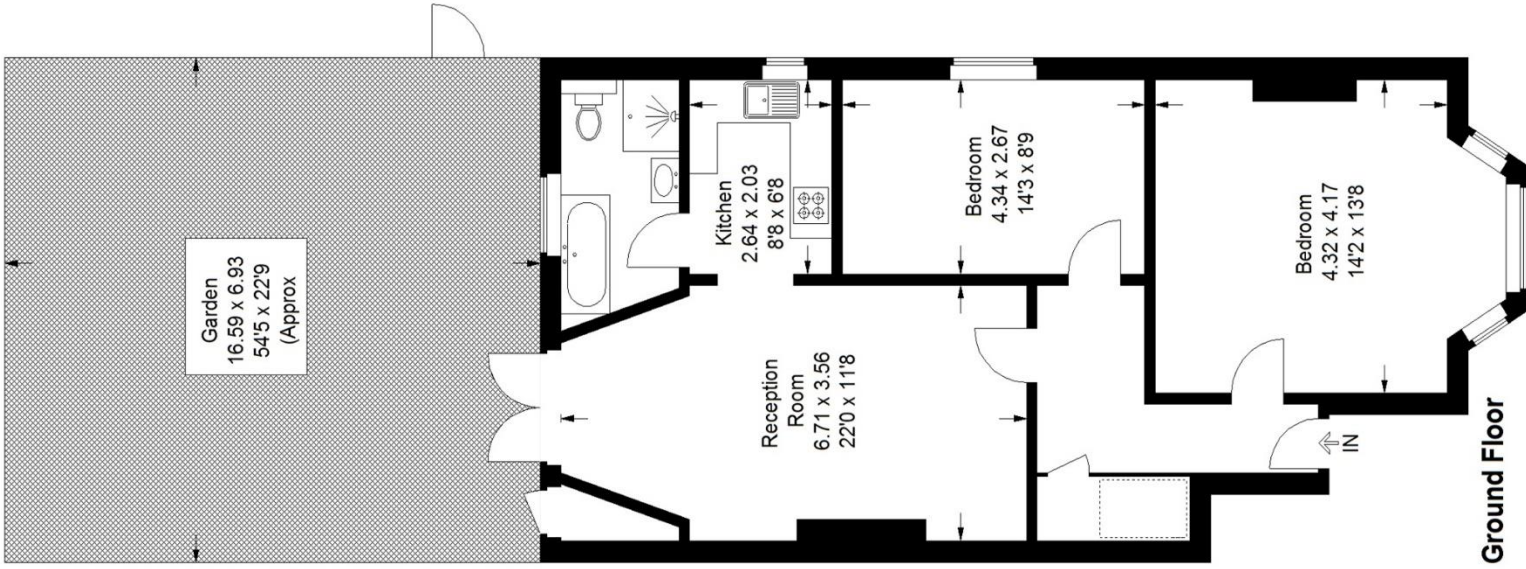
EPC: E | Council Tax Band: C | Lease: 78 Years Remaining | SC: £800.00 | GR: 60.00 | BI: £1,000



Floorplan

Lennard Road, BR3

Approximate Gross Internal Area
78.4 sq m / 844 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
68-80	C		
55-66	D		
39-54	E		
21-38	F		
1-20	G		
		54 E	69 C

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