



Park Court, SE26  
Guide £425,000 - £450,000

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

**pedder**



# In general

- A Frederik Gibberd development
- Far reaching green views
- Reception of 19'3 ft
- Two double bedrooms
- Residents parking
- Share of Freehold
- Beautifully manicured gardens
- Excellent transport links
- Moments from Crystal Palace Park
- No onward chain

# In detail

**\*\* Guide price £425,000 - £450,000 \*\*** Set within the Lawrie Park Triangle, with attractive green views, this top floor apartment offers superb living space and beautifully manicured gardens, moments from Crystal Palace Park and excellent transport links.

A great example of modernist architecture, this 1936 development was built with double floors to eliminate noise and provides generous lateral living space.

Comprising a reception of 19'3 ft overlooking the gardens, a dining area with space to comfortably entertain, a kitchen with ample storage and granite work surfaces, and a contemporary shower room. The two double bedrooms are both good sizes.

Park Court is a popular development with easy access to both Penge East (London Victoria), West (Overground) and Sydenham rail links as well as a wide selection of eateries, coffee shops and convenience stores. Moments away is Crystal Palace Park offering 200 acres of open space, numerous leisure activities and music events. There is also a Brown & Green café and a weekly Sunday Farmers Market.

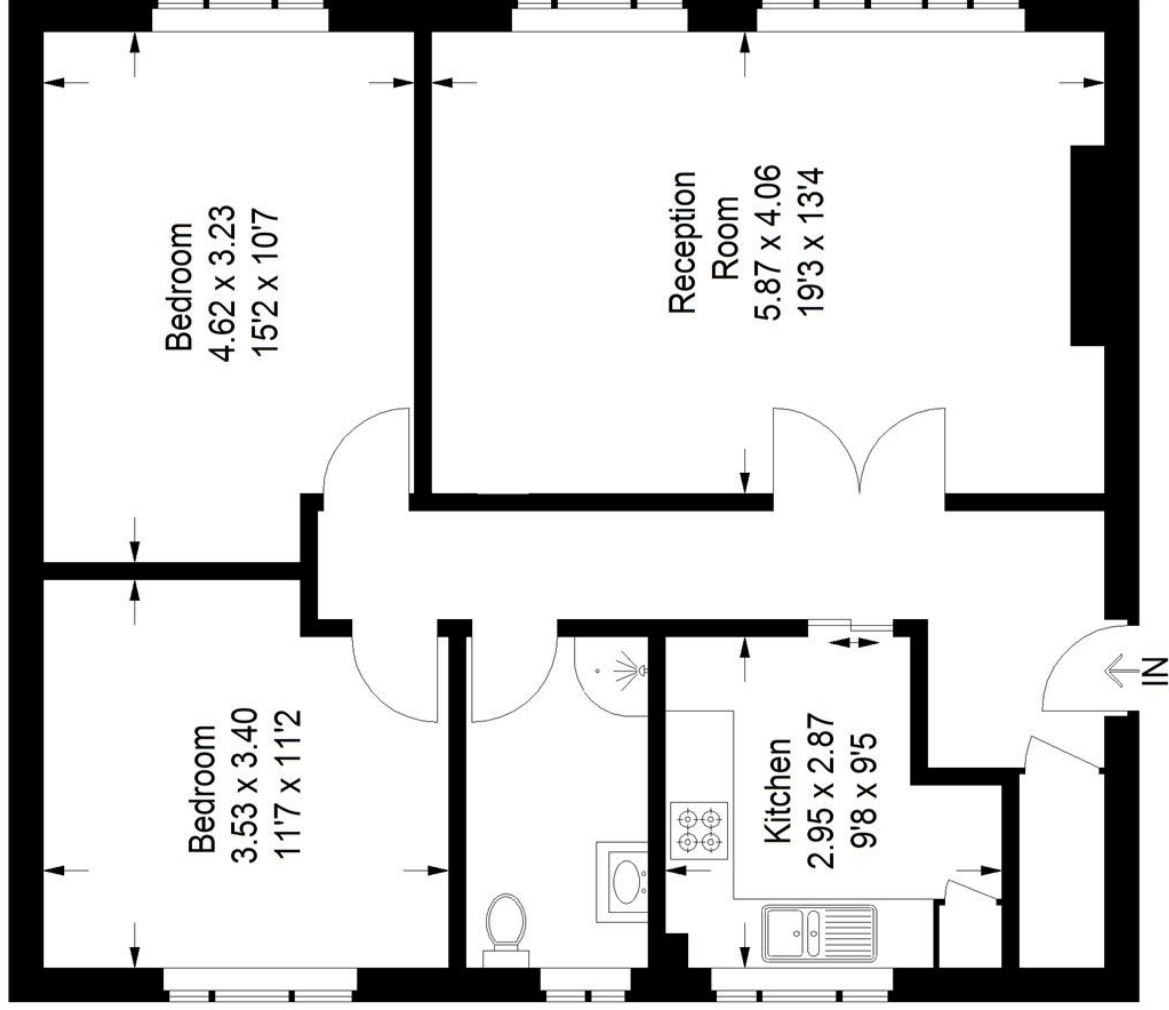
EPC: C | Council Tax Band: C | Lease: 976 Years Remaining | SC: £2,457 pa | GR: N/A | BI: N/A



# Floorplan

## Sandown House, SE26

Approximate Gross Internal Area  
76.4 sq m / 822 sq ft



### Third Floor

Copyright [www.pedderproperty.com](http://www.pedderproperty.com) © 2024

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	78 C	78 C
55-68	D		
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.