



Lawrie Park Road, Sydenham

Guide Price £425,000



Property Summary

Guide Price: £425,000 - £440,000

Propertyworld is proud to act as sole agents on this stunning two bedroom period conversion set within a handsome Victorian mansion house in the heart of the Lawrie Park Triangle. The property is beautifully presented throughout and boasts spacious, light filled rooms. The current owners have created a stylish, vibrant and warm home - blending modern materials and classic design.

There are two bedrooms; the main is over 17ft by almost 14ft, with bespoke built in wardrobes and views in the rear garden, whilst the second serves as a perfect home study or single bedroom. The reception room is a huge space that is more than 17ft long and serves brilliantly as both a comfortable space to relax as well as a generous dining area. The bathroom is a high quality affair with contemporary fixtures and fittings and a modern three piece white suite with over bath integrated shower. The recently upgraded kitchen is a galley style and beautiful. Fitted with an extensive range of modern wall and base units, a triple aspect, integrated appliances and QUARTZ worktop - this is a wonderful room. The property also comes with access to a good sized communal garden.

Lawrie Park Road is a sought after location, in the prestigious Lawrie Park Triangle. Both the high streets of Sydenham and Penge are close by providing access to a wide range of independent shops, restaurants and cafés. Sydenham train station is close by and walkable in approximately 10 minutes providing fast access into Central London. You have the stunning Crystal Palace Park just at the end of the road whilst a number of other green spaces are all close by. This is a cracking first time buy and we anticipate lots of interest. Call Propertyworld on 0208 488 0011 to arrange a viewing.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

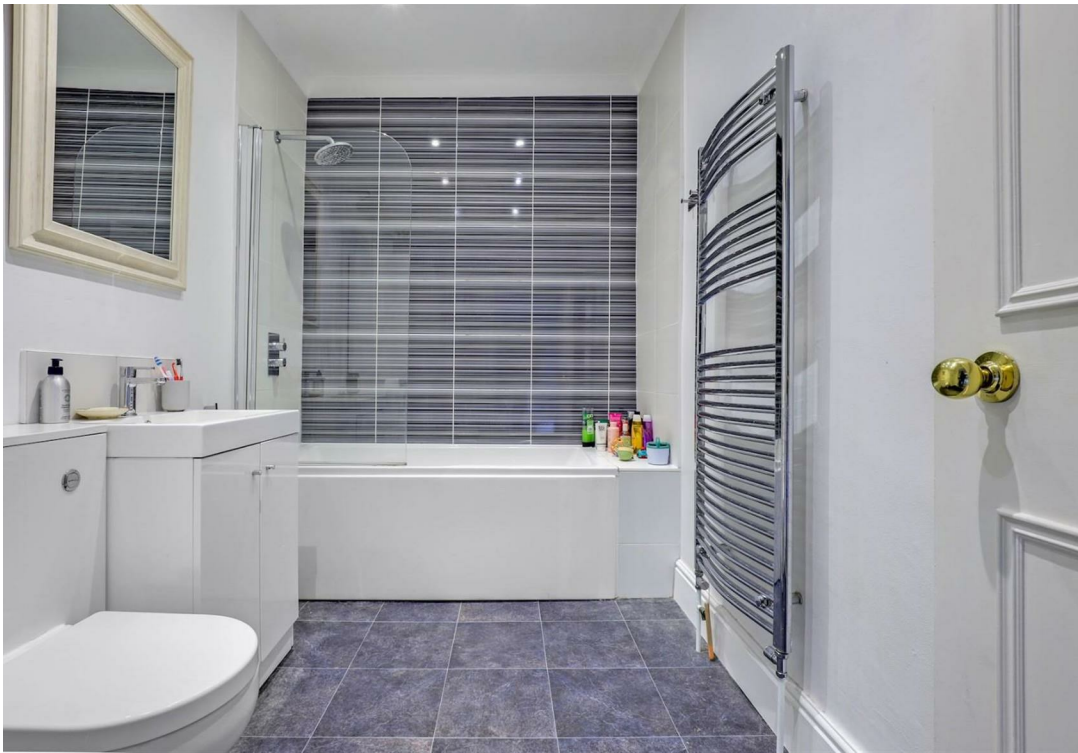
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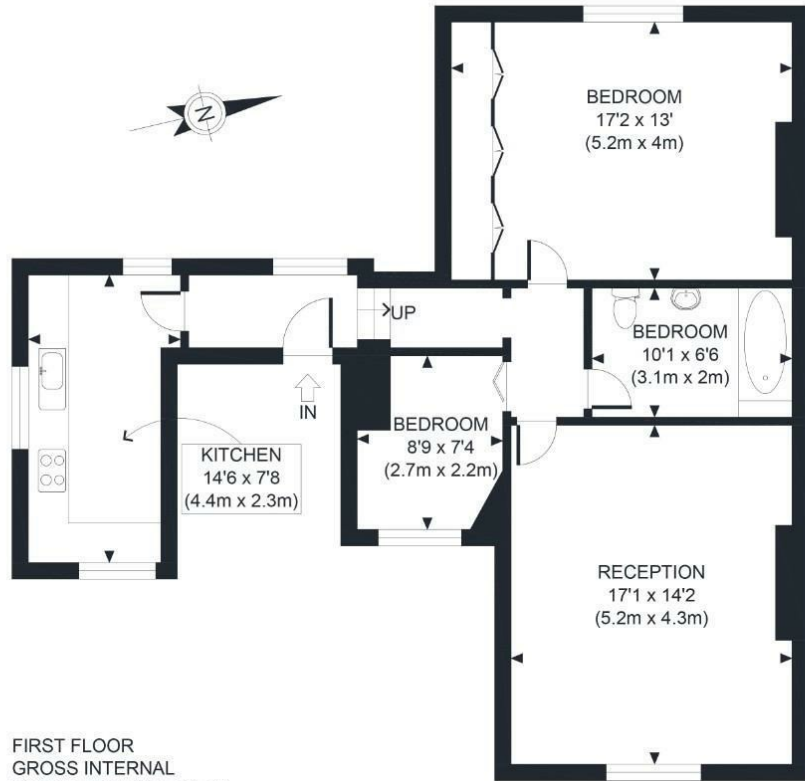
- Two bedroom flat
- Period conversion
- Spacious property
- Stunning interior
- Flooded in light
- IDEAL first time buy
- OFF STREET PARKING
- COMMUNAL gardens to rear
- Excellent location
- EPC rating is D, council tax is C

Our Vendor Loves...

We instantly felt at home when we first viewed the flat. The layout and size of the living space and master bedroom have been great for both hosting and more recently growing our family and welcoming our now toddler. It's a special place and we have so many happy memories here. There are 3 lovely parks within easy walking distance, and we love Good Food deli, Four Boroughs and Mont 58 for coffee, and the Sunday market in Crystal Palace park. Sydenham has great transport links, which is really handy for commuting anywhere central. You can also take an all-night bus direct to the West End from the road!







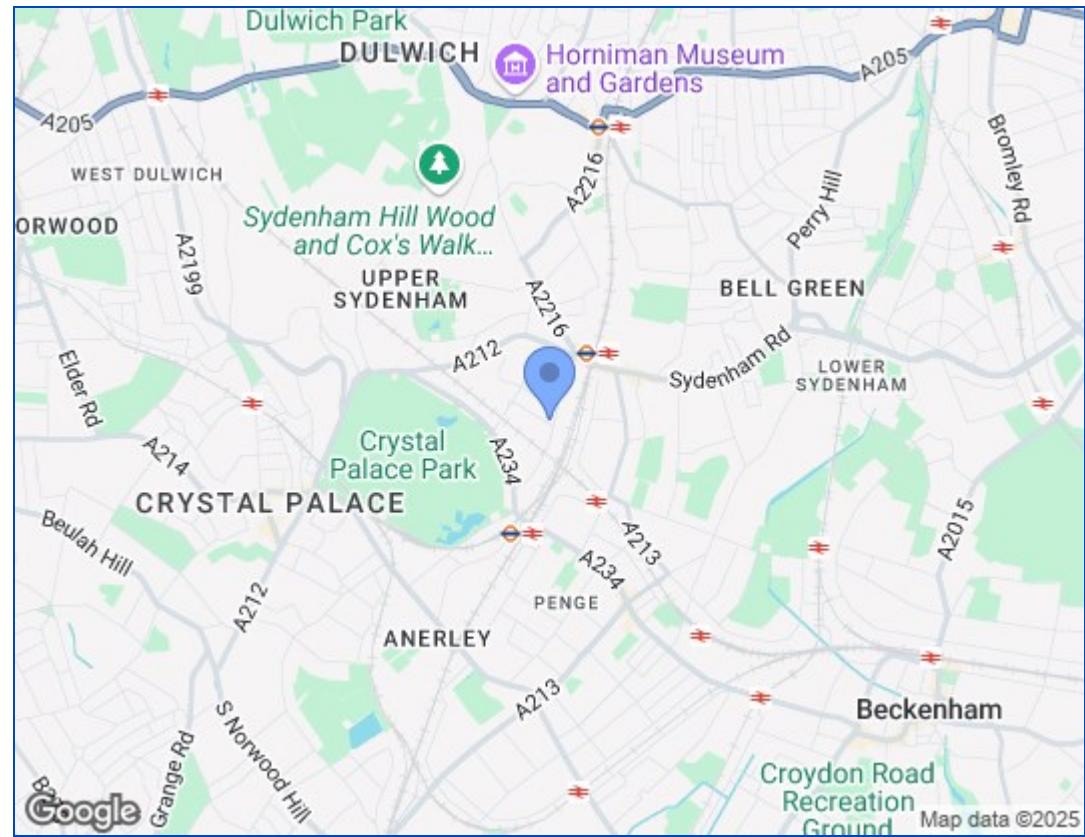
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 789 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 789 SQ FT / 73 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Lawrie Park Road

date 08/01/25



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 80 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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