



Apple Yard London SE20 8FW

Offers In The Region Of £440,000



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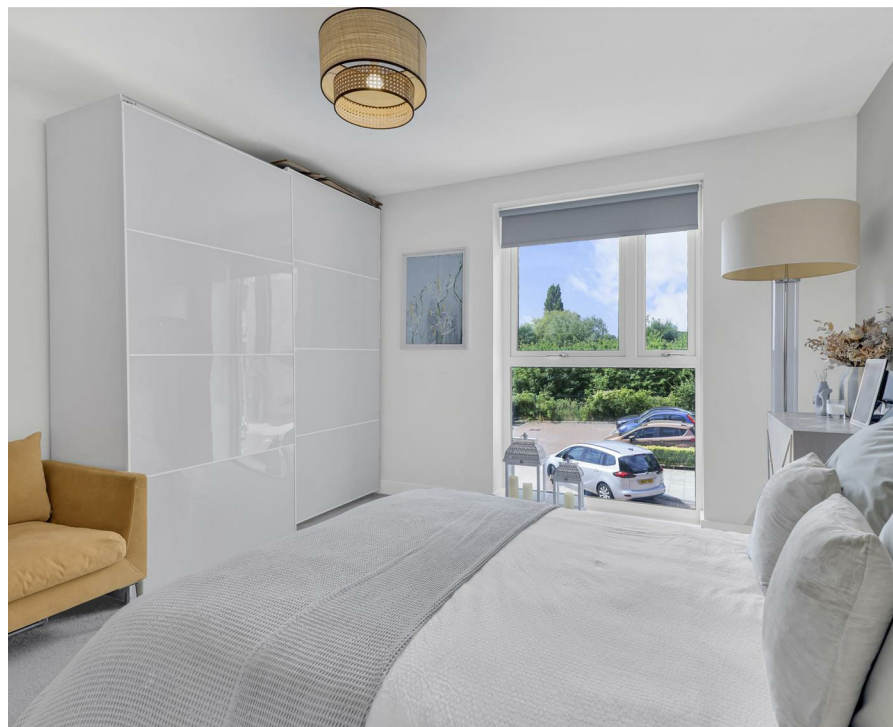
London

SE20 8FW

Offers In The Region Of £440,000

- Two Bedroom Apartment
- Open Plan Lounge/Kitchen/Diner
- Private Balcony
- Modern Bathroom
- Well Maintained Communal Gardens
- Secure Gated Residents Parking & Bicycle Store
- Walking Distance To Anerley Train Station
- Close Proximity To Crystal Palace Park
- 241 Year Lease Remaining
- £2498.33pa Service Charge, £430pa Ground Rent





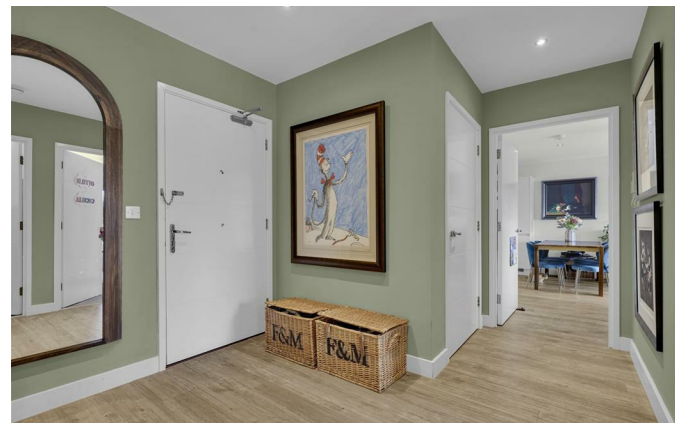
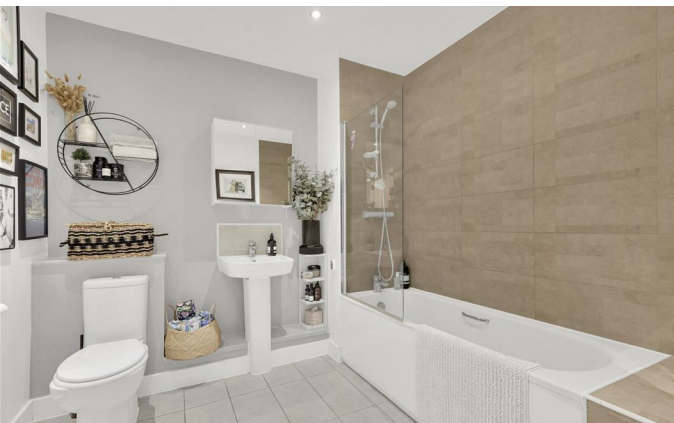
Situated on the first floor of the sought-after Lambourne House development, this beautifully presented two bedroom apartment offers contemporary living in a convenient location close to excellent transport links and local amenities. Finished to a high standard throughout and meticulously maintained by the current owners, the property is ready to move straight into and would make an ideal first-time purchase, investment or London base.

The heart of the home is the bright and spacious open-plan kitchen, dining and living area, providing an excellent space for both everyday living and entertaining. Full-height glazed doors open onto a private balcony overlooking the attractive communal gardens, creating a pleasant outlook and the perfect place to relax. Residents also enjoy direct first-floor access to the landscaped communal gardens, making the outdoor space particularly convenient to enjoy.

There are two well-proportioned double bedrooms, complemented by a stylish modern family bathroom. The apartment is presented in excellent decorative order throughout, with generous storage and a practical layout designed to maximise space and natural light. Further benefits include an allocated parking space within a secure underground gated car park, a residents' bicycle store and well-maintained communal areas.

The location is exceptionally well connected, with Anerley Station within walking distance, providing direct services into Central London together with convenient links to Whitechapel, Highbury & Islington and beyond via the London Overground. Crystal Palace Park is also nearby, offering extensive green open spaces and leisure facilities.

The vibrant Crystal Palace Triangle is just a short distance away and is renowned for its excellent selection of independent cafés, restaurants, boutiques, traditional pubs and cultural venues. Its unique village atmosphere, combined with outstanding connectivity, makes this one of South East London's most desirable places to live.



### Hallway

The hallway welcomes you with warm wood effect flooring and soft green walls, creating a calm and inviting first impression. The hallway provides access to the bedrooms, bathroom, and the open plan kitchen and reception room, linking the apartment together with ease.

### Kitchen / Diner / Reception Room

22'5 x 14'8 (6.83 x 4.47)

This spacious kitchen and reception room offers a bright and open living space with modern white cabinetry and sleek black work surfaces. The room is complemented by wood effect flooring and features a dining area. Large glass doors open onto a balcony, allowing plenty of natural light to flood the room and providing a seamless connection to the outdoor space, perfect for relaxing or entertaining.

### Balcony

The balcony offers a private outdoor space accessed from the kitchen and reception room. It is decked with wood flooring and partially enclosed by glass and privacy screens. There is enough room for seating, making it an ideal spot to enjoy fresh air and views of the surrounding area.

### Bedroom One

12'11 x 12'9 (3.93 x 3.88)

The main bedroom is bright and comfortable with a large bed, A window brings in plenty of natural light and overlooks greenery, while a modern white wardrobe provides good storage. An armchair adds a practical seating area, creating a relaxed and welcoming space.

### Bedroom Two

12'1 x 8'10 (3.69 x 2.69)

Bedroom two is a bright and versatile room, ideal as a child's bedroom, guest room or home office. A window overlooking the greenery outside, which brings in plenty of natural light and creates a pleasant, airy feel.

### Bathroom

This bathroom presents a clean and modern finish with a white suite including a bath with a glass shower screen and a wall mounted shower. The walls around the bath are tiled in a warm beige, contrasting subtly with the light grey floor tiles. A white pedestal basin and a toilet complete the space, which also benefits from a mirror and tasteful decorative touches.

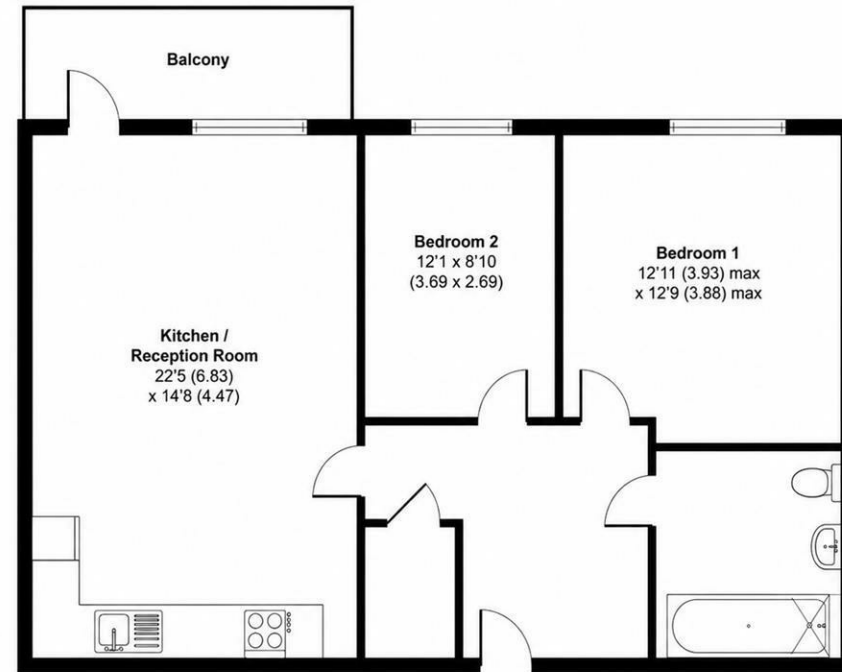




# Lambourne House, Apple Yard, London, SE20

Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale



FIRST FLOOR

Council Tax Band C    EPC Rating B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

69 Paul Street  
London  
EC2A 4NG  
020 7637 4000  
olly.knipe@strettons.co.uk