



Apple Yard, SE20 | Offers In Excess Of £500,000

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In General

- Ground floor undercroft allocated parking
- Quiet location
- Sunny outside terrace with South facing views
- Nearby multiple transport links
- Reception room over 20 ft long
- Top floor flat

In Detail

A modern apartment located in the desirable Apple Yard area of London, SE20. This impressive top floor flat, built in 2019, offers a contemporary living experience with a generous space of 937 square feet.

Positioned in what is arguably one of the best locations within the development, this corner apartment enjoys excellent elevation, privacy, and an abundance of natural light throughout.

As you enter the apartment, you are greeted by a spacious 20-foot reception room, perfect for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere, further enhanced by the apartment's favourable south-facing orientation. The open-plan layout seamlessly connects the reception area to the rest of the home, enhancing the sense of space, flow, and brightness.

The apartment boasts three well-proportioned bedrooms, providing ample room for family or guests. The master bedroom features an en suite bathroom, ensuring privacy and convenience. In addition, there is a second bathroom, which is ideal for family use or visitors.

One of the standout features of this property is the lovely twin aspect balcony with south-facing views, offering unrivalled sunlight and far-reaching outlooks. This outdoor space is ideal for enjoying morning coffee, or unwinding in the evening while taking in the peaceful surroundings.

Lambourne House further benefits from lift access, ensuring easy and convenient access to the top floor. Residents also enjoy beautifully maintained communal gardens, which provide attractive green spaces and reflect the high standard of upkeep throughout the development.

Situated in a vibrant and well-connected community, Lambourne House offers easy access to local amenities, transport links, and nearby green spaces. This apartment is perfect for those seeking a modern lifestyle in a thriving part of London.

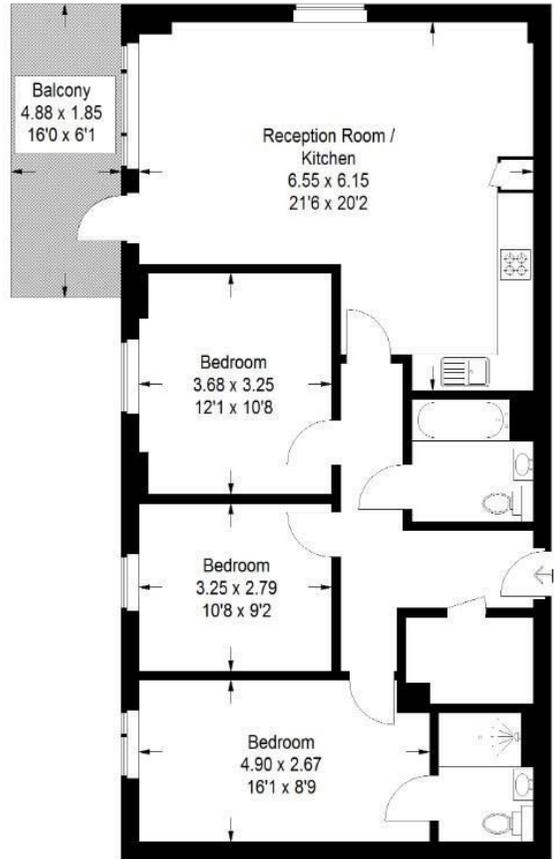
EPC: B | Council Tax Band: D | Lease: 241 Years remaining | SC: £2480pa | GR: £496.28pa | BI: TBC



Floorplan

Lambourne House, SE20

Approximate Gross Internal Area
91.5 sq m / 985 sq ft



Fourth 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.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) A		
81-101) B	85	85
69-80) C		
55-68) D		
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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