



Apple Yard, SE20 | Guide Price £425,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Top floor apartment
- Two double bedrooms
- Contemporary kitchen with a breakfast bar
- Secure parking
- Quiet development
- Spacious outside terrace with views

In Detail

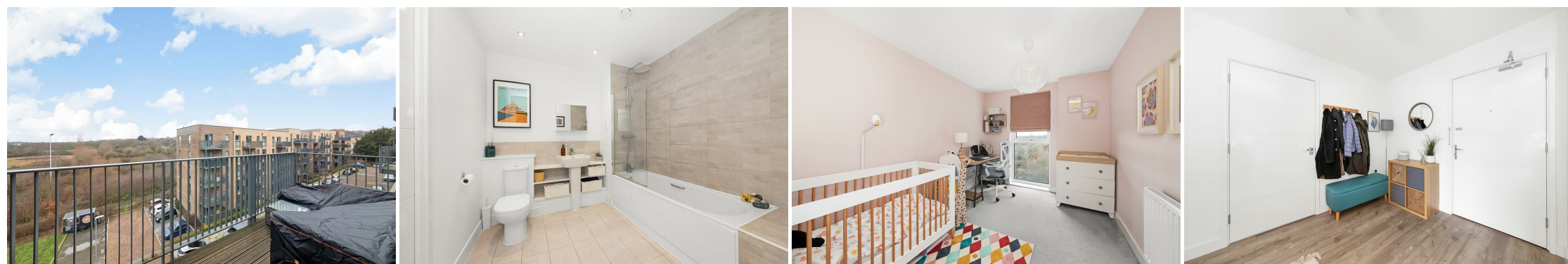
**** Guide Price £425,000 - £450,000 **** A smart two bedroom top floor contemporary apartment, forming part of a quiet executive development close to multiple transport links.

Built in 2019 and surrounded by lush greenery, this well proportioned property has been well maintained and offers a hassle-free, comfortable home. The spacious accommodation is ideal for a couple or young family, with a sociable open-plan living area incorporating a stylish fitted kitchen with integrated appliances and a sit up breakfast bar. The reception room extends to approximately 22ft, allowing for defined dining and lounge areas, and benefits from an abundance of natural light. Double doors open onto a generous private terrace with a sunny south-easterly aspect and pleasant elevated views — the perfect spot to unwind on a summer evening.

Both bedrooms are well-sized doubles, with the larger bedroom benefiting from Jack and Gill access to the bathroom with clean white sanitary ware. Further benefits include gated underground parking, lift access, secure entry, a long lease, and excellent energy efficiency.

Apple Yard is ideally positioned for Anerley, Crystal Palace, and both Penge East and West rail links, with local amenities on Anerley Parade and a superb selection of dining and leisure options at the Crystal Palace Triangle. The historic Crystal Palace Park is also nearby.

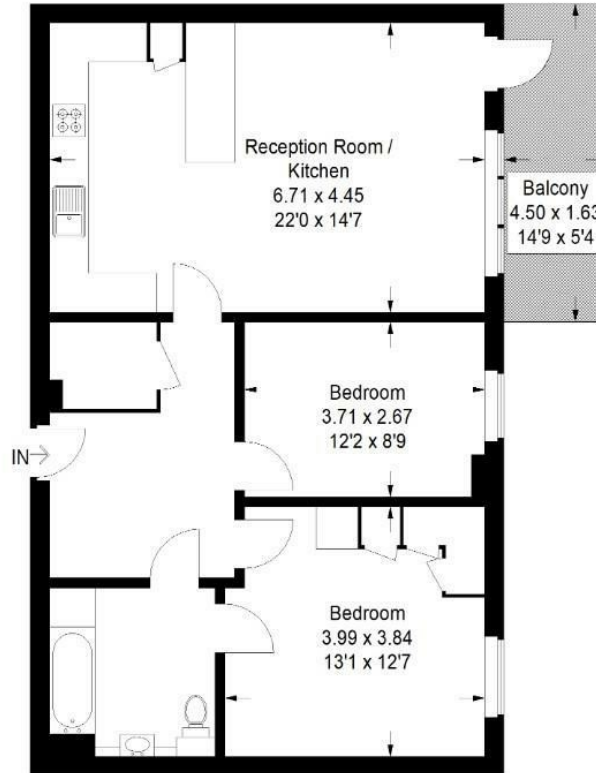
EPC: B | Council Tax Band: C | Lease: 241 Years remaining | SC: £2,300pa | GR: £450pa | BI: TBC



Floorplan

Lambourne House, SE20

Approximate Gross Internal Area
76.1 sq m / 819 sq ft



Fourth Floor

Copyright www.pedderproperty.com © 2026

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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		86	86
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	