



Apple Yard, SE20 | Guide Price £425,000

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# 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

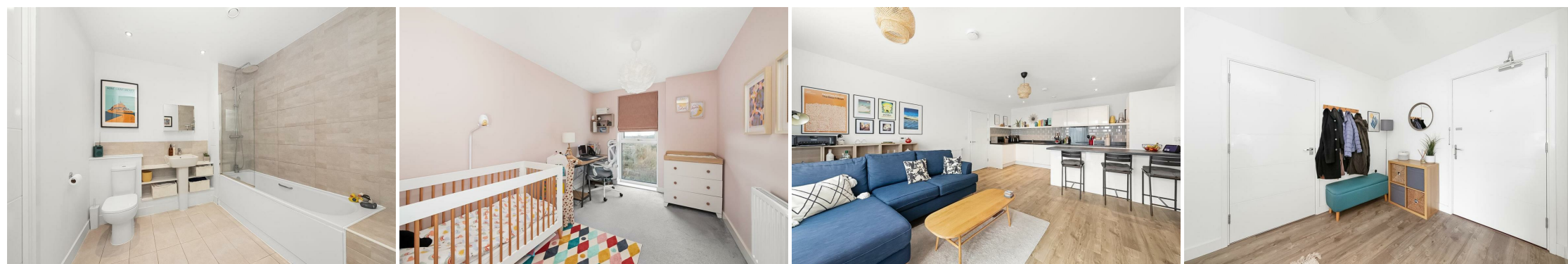
**\*\* Guide Price £425,000 - £450,000 \*\*** A smart two bedroom top floor contemporary apartment, forming part of a quiet executive development close to multiple transport links.

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.

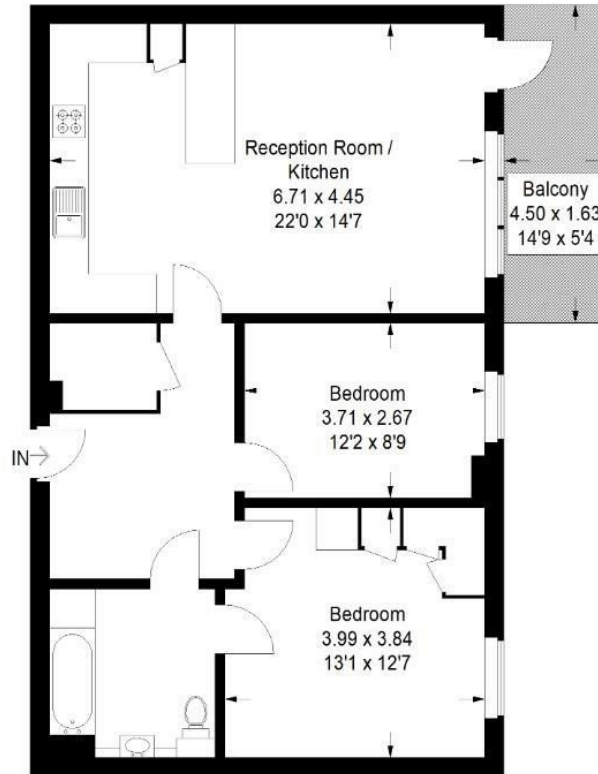
EPC: B | Council Tax Band: C | Lease: 241 Years remaining | SC: £2,300pa | GR: £450pa | BI: TBC



# Floorplan

## Lambourne House, SE20

Approximate Gross Internal Area  
76.1 sq m / 819 sq ft



### Fourth Floor

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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		