



Apple Yard, SE20 | £450,000

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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

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.

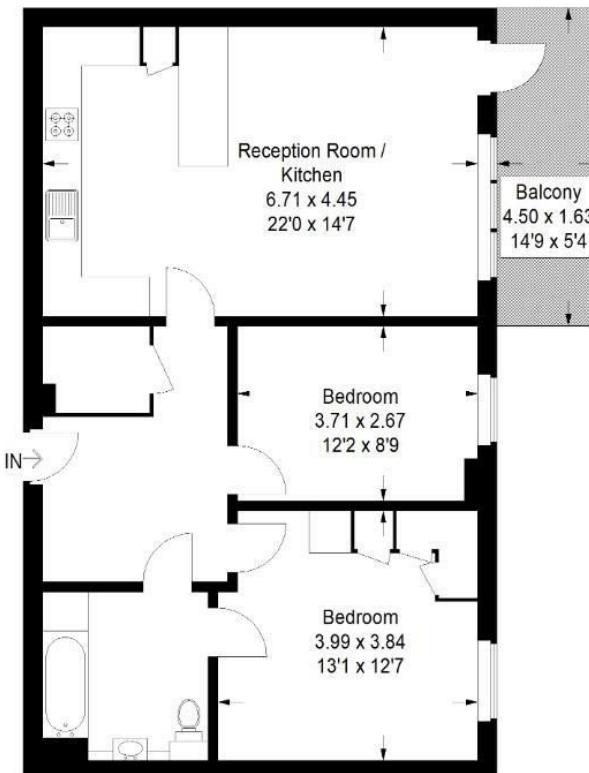
EPC: B | Council Tax Band: C | Lease: 241 Years remaining | SC: £2,300pa | GR: £450pa | BI: TBC



Floorplan

Lambourne House, SE20

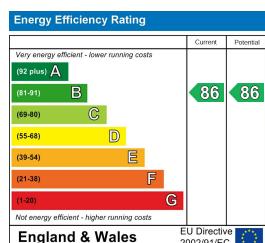
Approximate Gross Internal Area
76.1 sq m / 819 sq ft



Fourth Floor

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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.



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