



Lawrie Park Road, SE26 | £350,000

02087029777

sydenham@pedderproperty.com

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In General

- Superb one bed apartment
- Attractive detached, double fronted house
- Light, bright and characterful
- Reception of 17'1 x 14'9
- Double bedroom
- Kitchen
- Bathroom
- Off street parking
- Chain free
- Excellent transport links

In Detail

A superb one bed Victorian apartment with communal gardens and off street parking located moments from excellent transport links, great coffee shops and restaurants.

This beautifully converted period building houses a collection of six apartments, yet retains the cohesive charm and elegance of a single grand residence. Set within the Lawrie Park Triangle, a really well connected tree-lined street, the building presents as a handsome double fronted detached house with original architectural detailing, tall sash windows, and a gravelled drive bordered by mature shrubs.

With excellent ceiling height and open views, there is a wonderful sense of space and an abundance of natural light throughout this property. Comprising a generous reception with plenty of space to lounge and dine, as well as a large bay window framing a lovely green view. The kitchen is perfectly located next to living area, ideal when entertaining, and has been designed to include lots of storage and workspace. The double bedroom is equally impressive with plenty of room to accommodate a super king-sized bed, bedside tables, and additional furniture such as a dressing table or armchair.

Located in this highly sought after pocket in Sydenham, the location ensures easy access to a wealth of amenities found on the high street, excellent transport links including Sydenham and regular bus routes into Soho and of course, the wonderful green open spaces of Crystal Palace Park, where you will also find a Brown & Green café and a weekly Farmers market.

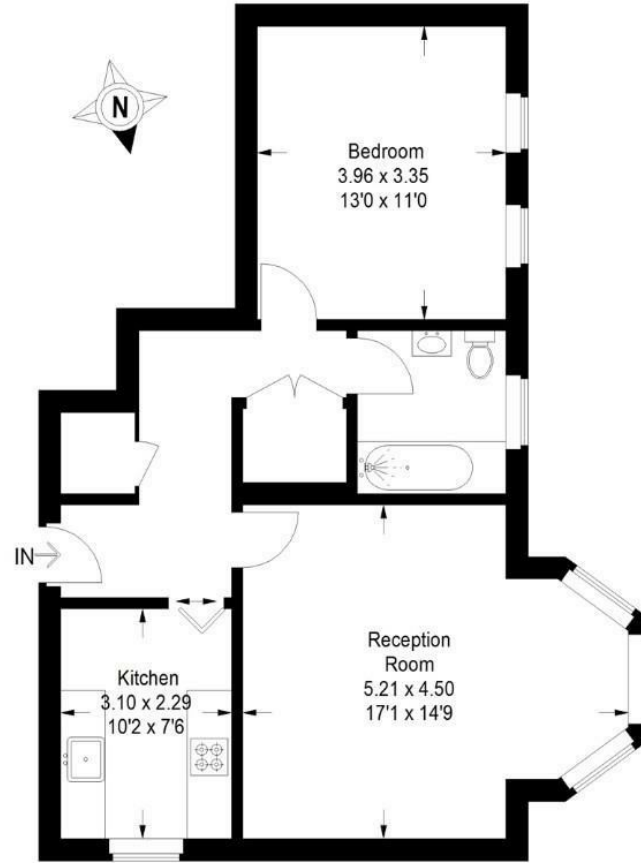
EPC: D | Council tax band: B | Lease: 89 years remaining | SC: £720pa | GR: £10 | BI: £516 pa



Floorplan

Lawrie Park Road, SE26

Approximate Gross Internal Area
57.6 sq m / 620 sq ft



First 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			
69-80) C			
55-68) D		64	79
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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