



Lawrie Park Avenue, SE26 | Guide Price £450,000

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In General

- Superb purpose built maisonette
- Flexible accommodation
- Two or Three Bedrooms
- One or Two receptions
- Recently refurbished shower room
- Kitchen
- Front and rear gardens
- Garage
- Excellent transport links
- No onward chain

In Detail

* Guide Price £450,000 to £475,000 *

Set in one of Sydenham’s most sought after locations, this well presented two / three bed ground floor maisonette enjoys a wonderfully peaceful position on Lawrie Park Avenue SE26.

This maisonette is a brilliant example of 1950’s architecture and enjoys all of the wonderful benefits you would expect in a build of this era including good lateral space, a private entrance, a private garden and a garage.

Beautifully maintained throughout, the property provides a sizeable reception with large double glazed windows drawing in plenty of natural light, creating a bright, welcoming environment. A dedicated dining room offers an excellent space for entertaining and provides valuable flexibility, with potential to adapt into a third bedroom or home office if desired making this a fantastic long-term option. The well designed kitchen features parallel work surfaces and plenty of storage; a streamlined and practical space where everything is within arm’s reach. There are also two further bedrooms and a recently modernised shower room.

To the rear, is a charming patio garden, secluded with established planting, providing the perfect setting for summer lunches, quiet morning coffees or relaxed al fresco entertaining. To the front is a much larger garden, also included, with a beautifully maintained lawn.

In summary, the space is generous, flexible, and works well for both first time buyers and families.

Lawrie Park Avenue is a great road, offering easy access to some of the area’s most appealing open spaces. Crystal Palace Park is moments away, with 200 acres of parkland, leisure facilities and regular summer events. Sydenham Overground also provides excellent links into central London, alternatively, the 176 bus provides a direct route into Soho.

EPC: C | Council Tax Band: C | Lease: 932 years remaining | SC: TBC | GR: £8.40pa | BI: TBC

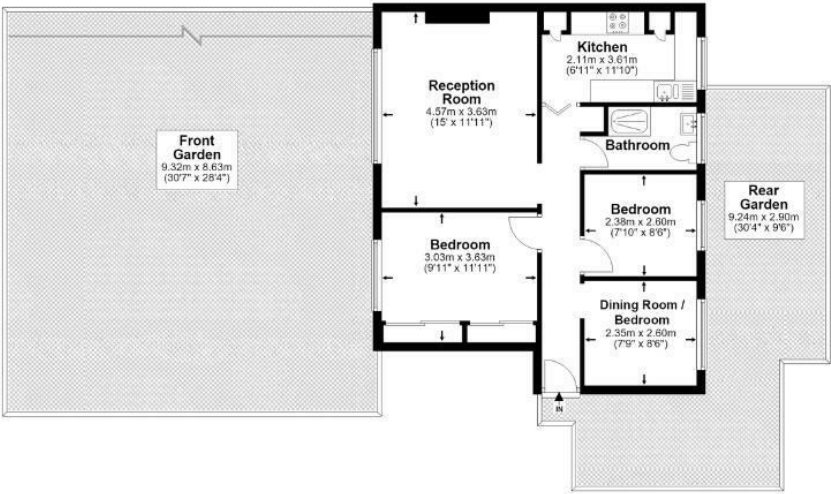


Floorplan

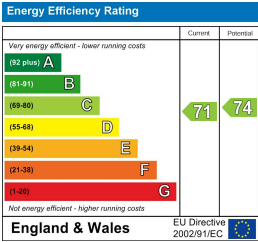
Lawrie Park Avenue, SE26
Total* = 59.8 sq. m / 644.0 sq. ft
Ground Floor = 59.8 sq. m / 644.0 sq. ft
□ = Reduced head room below 1.5m



Ground Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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