

Lawrie Park Avenue, SE26 | £685,000

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In General

- A remarkable apartment in the Lawrie Park Triangle
- Kitchen / dining room
- Reception with vaulted ceilings
- Private balcony with city views
- Three bedrooms
- Main bedroom occupying the turret
- Communal gardens
- Off street parking
- One of a kind property
- Excellent transport links

In Detail

Architecturally designed and wonderfully individual, this exceptional apartment occupies the upper floors of Burnage Court, a converted Victorian building. Cleverly designed throughout, it's full of unexpected spaces and thoughtful details, making the most of every inch to create a remarkable home that feels truly one of a kind.

Previously known as "Dunedin", the house was once owned by the Littleton family, owners of the music publishing house Novello & Co. It is thought that the architect Watson Fothergill made additions to the house in 1888, whose distinctive influence can still be seen in details including the decorative brickwork, timber detailing and coloured glass. It is not listed, but it is part of the Jews Walk conservation area.

Inside, the apartment unfolds across a series of beautifully connected spaces, each with its own character and sense of scale. At its heart is a generous kitchen and dining room, designed for both everyday living and entertaining, with ample room for a dining table seating eight. Beyond this, a sunken snug creates a more intimate space within the larger room, a clever change in level that gives definition and depth while retaining the open, sociable feel of the home.

The bedrooms are equally distinctive, each benefiting from vaulted ceilings that add a wonderful sense of volume and light. The main bedroom occupies the turret, creating a particularly special retreat with its unusual shape, elevated proportions and character.

The apartment culminates in an impressive reception room, where soaring ceilings and carefully considered proportions create a dramatic yet welcoming space. Large doors open onto the balcony framing an extraordinary view across the London skyline, giving the room a rare sense of openness and connection to the city beyond.

EPC: TBC | Council Tax Band: C | Lease: 987 Years remaining | SC: £3,162 pa | GR: Nil | BI: Incl in SC

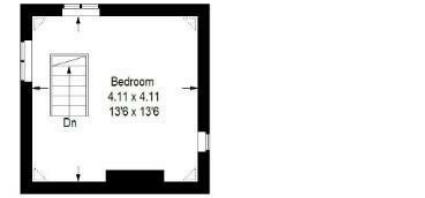




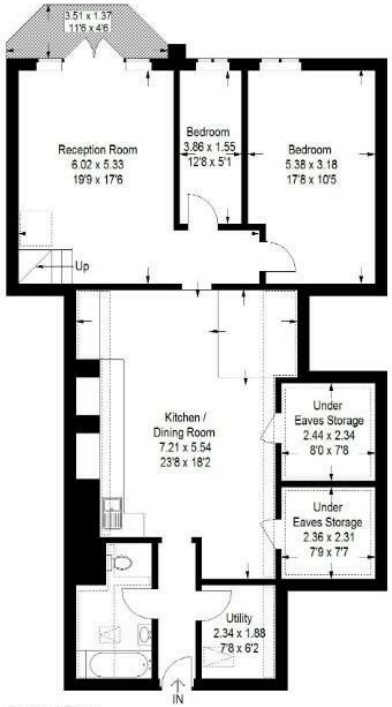

Floorplan

Burnage Court, SE26

Approximate Gross Internal Area
(Including Under Eaves Storage)
128.7 sq m / 1385 sq ft
(Excluding Under Eaves Storage)
117.2 sq m / 1262 sq ft



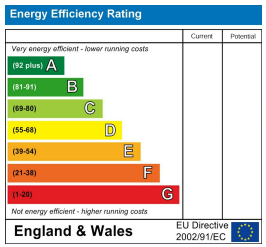
Third Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0

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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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