



Lyss Homes



Flat 34 Felix Court, 90 Warner Road, London, SE5 9HQ  
£475,000



Situated on the fourth floor of a well-maintained modern development, this bright and spacious two-bedroom apartment offers excellent natural light, a full-width private balcony and a practical layout ideal for first-time buyers and owner occupiers.

The apartment enjoys a desirable south-east facing aspect, allowing morning and early afternoon sun to flood the living space and bedrooms. The generous private balcony spans the entire width of the flat and is accessible from both the living room and the principal bedroom — creating a seamless indoor-outdoor feel and a fantastic space for relaxing or entertaining.

The living area is well-proportioned and flows comfortably into the kitchen, which is neatly presented and maintained. The principal bedroom benefits from a fitted wardrobe, while the second bedroom offers flexibility as a guest room, home office or nursery.

- Two-bedroom fourth-floor apartment
- Full-width private balcony
- Principal bedroom with fitted wardrobe
- Lift access within the building
- Excellent transport links via Denmark Hill Station
- South-east facing aspect
- Balcony accessible from living room and principal bedroom
- Multiple hallway storage cupboards
- Secure entry system
- Close to Burgess Park and local amenities

