



**Lawrie Park Road, Sydenham**  
Asking Price £450,000



## Property Summary

Propertyworld are proud to act as sole agents on this stunning two bedroom, two bathroom purpose built flat located on upper Sydenham's premier road.

Lawrie Park Road is a beautiful tree lined boulevard close to Crystal Palace Park and ideally located for TWO mainline stations and Sydenham high street. This ground floor property is spacious, with EXTENDED LEASE, generous room sizes and beautifully proportioned accommodation throughout. With double doors leading to a communal garden, OFF STREET PARKING, TWO BATHROOMS & STUNNING KITCHEN, this is a wonderful property and an IDEAL FIRST TIME BUY. The details include: gorgeous lounge with the aforementioned double doors leading onto the communal garden and patio, double aspect so the room is flooded in natural light, beautiful decor, fitted carpet, plus space for a dining room table and chairs, this leads to a spacious and recently installed fully fitted modern kitchen including a range of wall and base units, integrated oven, hob and extractor fan, ceramic tiled splash-back, tiled floor plus integrated white goods, two GENUINE DOUBLE BEDROOMS, plus two beautifully presented bathrooms (one en suite). The property further benefits from double glazing throughout, entry phone security, small patio garden to rear, off street parking and one of the best addresses in Sydenham. This is a brilliant, fabulous & stunning apartment in our opinion which must be viewed. Call Property World on 0208 488 0011 book your appointment.

## Property Summary

- Two bedroom flat
- Ground floor property
- EXTENDED LEASE
- Fabulous road
- Stunning interior
- Two bathrooms
- OFF STREET PARKING
- Small purpose built block
- EPC Rating: D Council Tax band: C
- Direct access to gardens

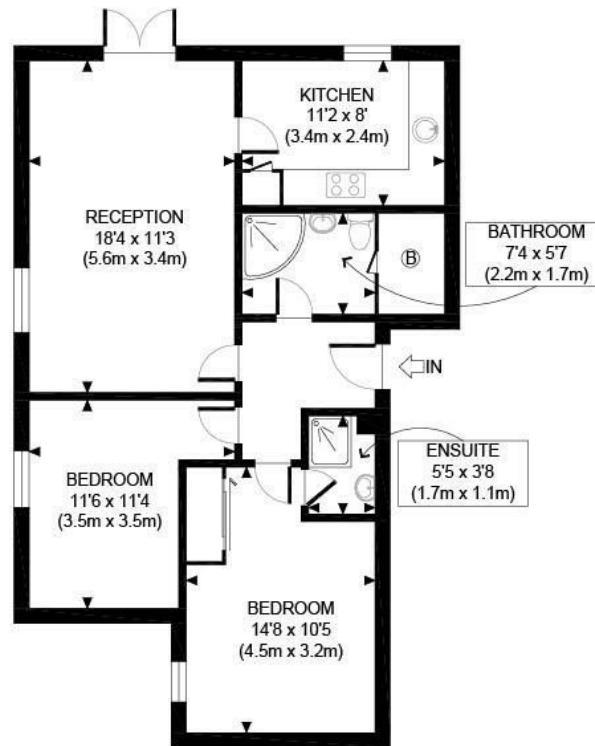
## Our Vendor Loves...

"We've loved living in this property for the almost 7 years, it's been our first home together and now is the first home for our daughter too. The flat itself is a joy to live in and the large, bright living space that opens directly onto outdoor space has been perfect for summer barbecues and relaxing in the sun.

We absolutely love the area, especially being so close to 3 stations, two high streets and Crystal Palace Park which we visit regularly, especially on Sundays for the amazing market. Our favourite weekends usually involve walking through the park to Crystal Palace triangle to visit the Everyman, The Westow pub or Urban Orient for some noodles!"







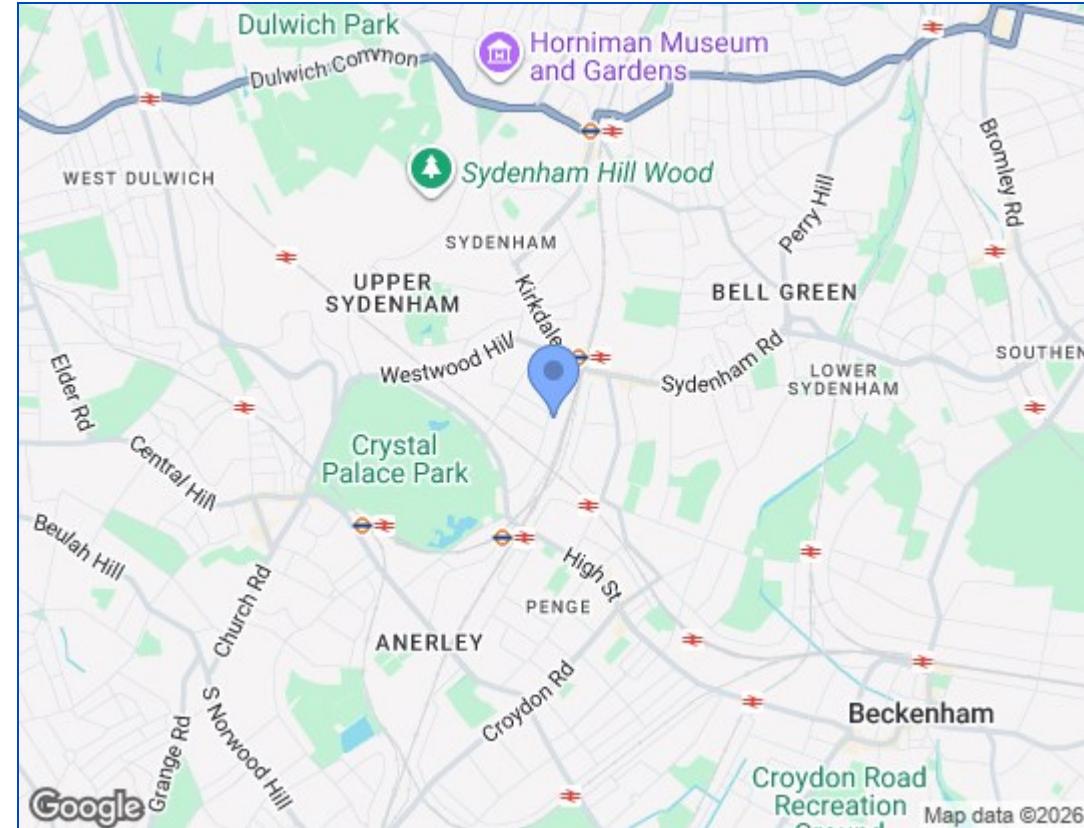
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 702 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 702 SQ FT / 65 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Sydenham Sales

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