



Lawrie Park Road, Sydenham

Asking Price £450,000



Property Summary

Guide Price: £450,000 - £475,000

A stunning two bedroom, two bathroom, split level period conversion flat offered to the market by Propertyworld. Offered CHAIN FREE, the property further benefits from ALLOCATED OFF STREET PARKING, 162YEAR LEASE, and large communal garden to rear. Ideal for discerning first time buyers, this incredible flat is spacious, with high ceilings, generous room sizes plus beautifully proportioned accommodation throughout. Laid out across two floors, the property is rare and ideal for couples, singles and families. Lawrie Park Road is arguably Sydenham's best road - a beautiful, tree lined boulevard located in the heart of Upper Sydenham and close to Sydenham mainline station, all local shops and amenities plus is a short walk to beautiful Crystal Palace Park.

The property details include: on entering the property proper you walk into a gorgeous lounge flooded in natural light and benefiting from 13ft high ceilings, bay window to front, gorgeous engineered wood floor, space for a dining room table & chairs, neutral decor and dado rail. The kitchen is modern and fitted with a range of wall and base units, stunning oak worktop, tiled splashback, integrated gas hob, electric oven plus double glazed window to side. On the lower floor of the property there are two DOUBLE bedrooms (the master is huge with extensive wardrobe space and a large bay window) plus an ensuite shower room and family bathroom which includes: roll top bathroom, two piece suite, tiled floor and tiled walls. This is a fabulous property, spacious, beautifully presented, ideal location, PARKING, EXTENDED LEASE (tbc), some new double glazed windows and much more. A viewing is essential, so please call Propertyworld on 0208 488 0011 to view. EPC rating is D, Council tax is C.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

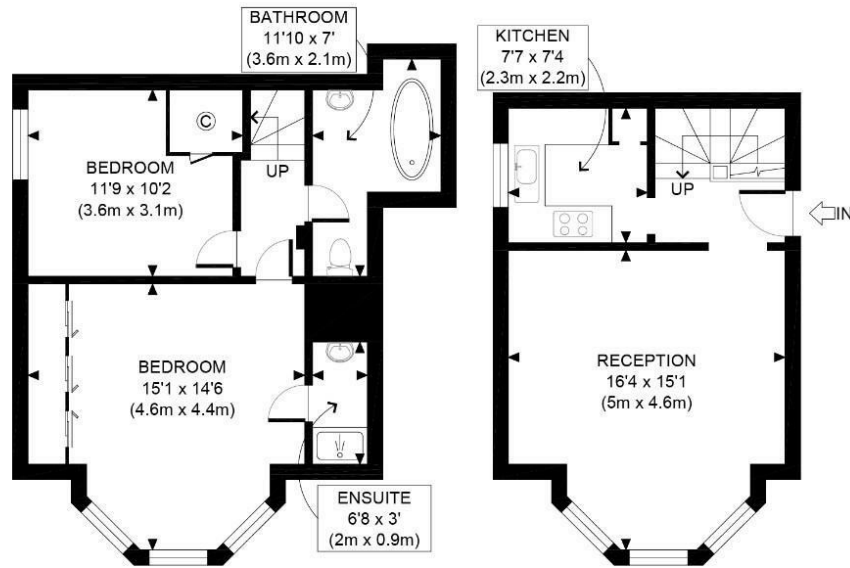
- Two bedroom flat
- Period conversion
- Split level
- ALLOCATED PARKING
- Two bathrooms
- CHAIN FREE
- EXTENDED LEASE
- Spacious accommodation
- Fabulous location
- Large communal gardens

Our Vendor Loves...

"We've absolutely loved living here. The split-level layout gives it a real "home" feel, more like a house than a flat, which has made it a special place to live. The beautiful large windows flood the living space with natural light throughout the day. The neighbours are friendly and welcoming, creating a lovely sense of community within the building. The location has also been ideal, just a short walk to Sydenham station, as well as the independent shops and cafés along Kirkdale. Being surrounded by so much greenery, with several wonderful parks nearby, has been a real highlight too."





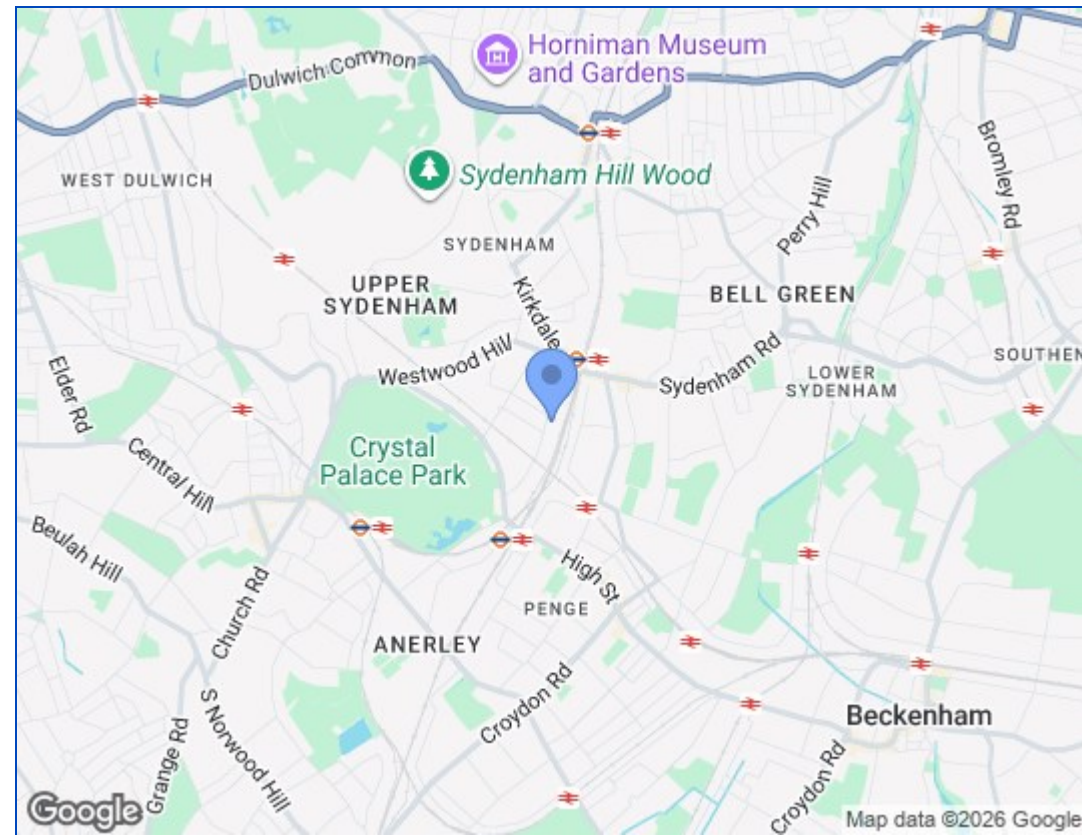


BASEMENT
GROSS INTERNAL
FLOOR AREA 443 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 331 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 774 SQ FT / 72 SQM	Lawrie Park Road
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	date 17/03/26
	photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	76
(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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