



**Lawrie Park Road, Sydenham**

Guide Price £375,000



## Property Summary

Guide Price: £375,000 - £400,000

Propertyworld proudly presents this attractive two double bedroom conversion flat on the top floor of this handsome detached Victorian house. The property is well presented and finished to a high standard, with light, neutral décor throughout. The reception to the front of the building is West facing and is generously proportioned with fantastic views across to Crystal Palace. The kitchen benefits from modern white fitted wall and base units with contrasting red tile splashback, integrated gas oven and electric hob with space allocated for a washing machine and fridge freezer. Both bedrooms are doubles, the larger of which comes with spacious integrated wardrobes. The bathroom is also contemporary with a three piece white suite, slate tiled flooring and partly tiled mosaic wall tiles. The property benefits from off street parking to the front and an attractive communal garden to the rear. The property comes with a share of freehold, long lease and vacant possession.

Lawrie Park Road is a sought after road in the heart of the Lawrie Park Triangle. You can walk easily into both Sydenham and Penge centres with their array of independent shops, cafés, restaurants and gastro pubs. Crystal Palace Park is a less than 10 minutes' walk as are several other popular parks and green spaces which you have both Sydenham and Penge West train stations nearby which serve London Bridge and London via the Overground network. This is a fantastic first time buy and we anticipate strong demand.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Two bedroom Conversion
- Attractive detached building
- Two double bedrooms
- EPC RATING D
- Share of freehold
- Long lease
- Vacant possession
- Modern fitted kitchen
- Contemporary bathroom suite
- Off street Parking

## Our Vendor Loves...

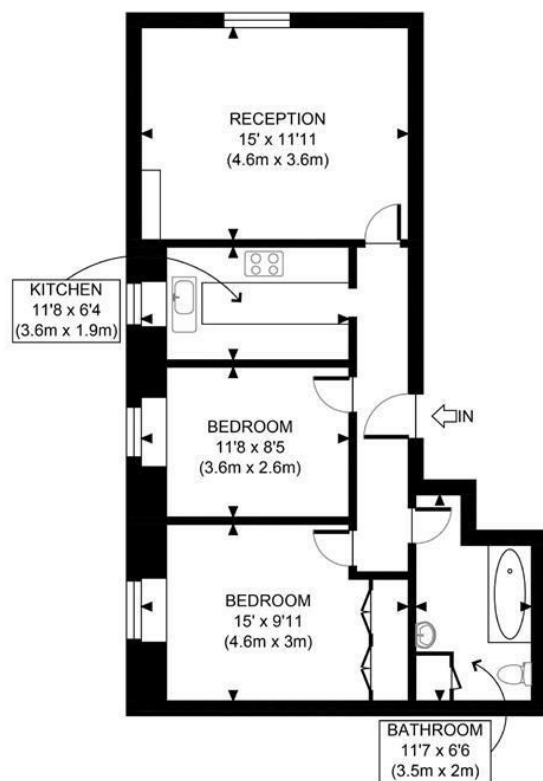
"This flat was my first home and I knew I wanted it within a few minutes of walking through the door. The communal areas are always kept clean and tidy and I enjoyed having my own private car parking space. It is situated half way between Sydenham high street, where you'll find many pubs, restaurants and shops. At the other end of Lawrie Park Road you'll find Crystal Palace Park, which has a food market on Sundays and a nice cafe. In my opinion, it's one of the most beautiful parks in London. Sydenham station is also very well connected to other areas of London. I hope you'll enjoy living here as much as I did."











SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 636 SQ FT



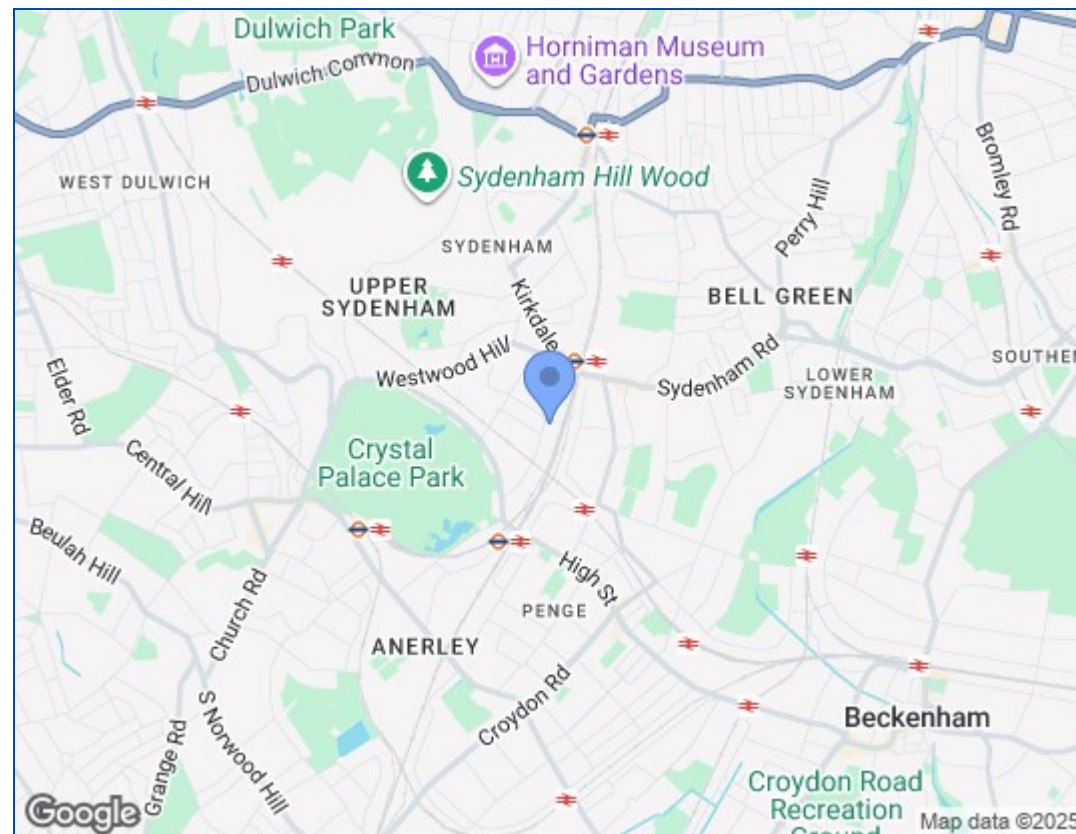
APPROX. GROSS INTERNAL FLOOR AREA 636 SQ FT / 59 SQM

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

Lawrie Park Road SE26

date 20/03/21

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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