



# Sycamore House 53a Lennard Road

London, SE20 7PQ

**Asking Price £350,000**

Galloways are delighted to present this charming 2-bedroom purpose-built flat nestled in the vibrant neighbourhood of Lennard Road, London SE20. This well-appointed residence offers a comfortable living space with modern amenities and convenient features, including a picturesque view overlooking a quaint church.

The flat boasts two spacious double bedrooms, providing ample space for relaxation and rest. As well as a separate kitchen, equipped with plenty of work top space and ample storage space, ideal for culinary enthusiasts. The property is well-maintained and presented in excellent condition, ready for immediate occupancy.

Tenure: Share of freehold  
Bromley Council Tax Band B £1516.00pa  
Service Charge: £128pm

The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

- TWO BEDROOM FLAT
- TOP FLOOR
- GARAGE
- SHARE OF FREEHOLD
- COMMUNAL GARDENS
- SEPERATE KITCHEN
- CHAIN FREE

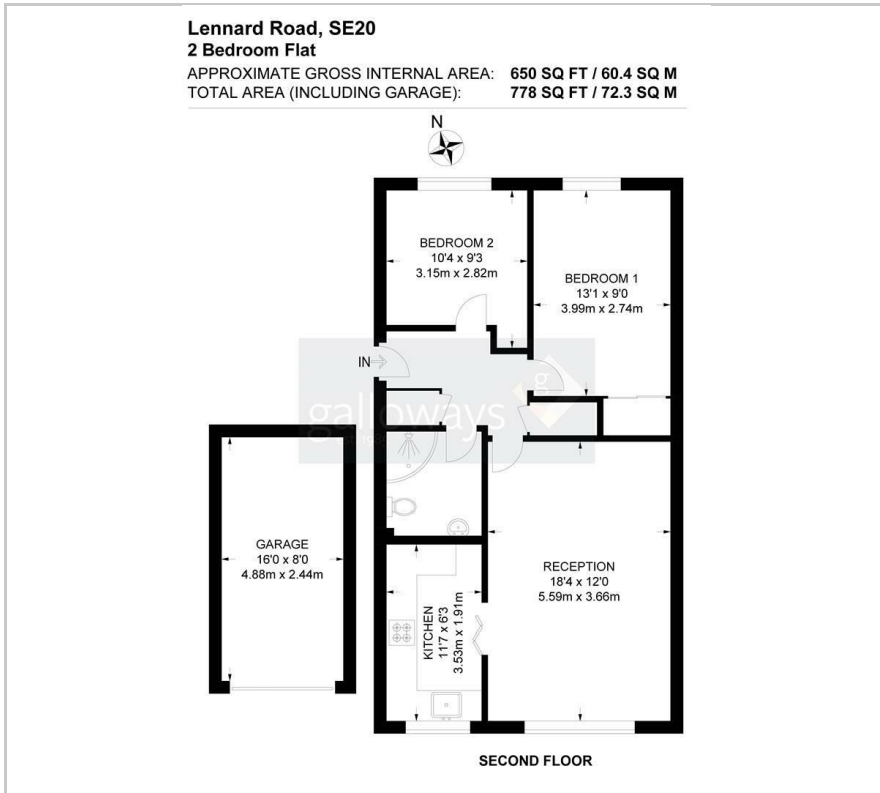
- DOUBLE GLAZING
- 5 MINUTE WALK TO PENGE EAST STATION
- (ALL WALKING TIMES ARE ESTIMATED VIA GOOGLE MAPS)

## Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.



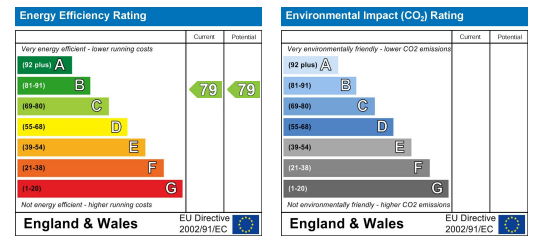
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.