



Apple Yard, SE20 | Guide Price £450,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

**pedder**  
We live local



# In General

- 781 sq ft / 72.6 sq m
- Top floor
- Sunny outside terrace with views
- En suite shower room
- Secure parking
- Quiet location
- Lift
- Long lease
- Nearby multiple transport links

# In Detail

\*\*GUIDE PRICE: £450,000 - £475,000\*\* A smart two bedroom, two bathroom contemporary apartment forming part of a quiet executive development nearby multiple transport links.

Build completed in 2019 and surrounded by lush greenery, this top floor property has been well maintained to offer a hassle-free and comfortable new home. There is spacious accommodation which would suit a couple or a young family and a socially open-plan main living area which incorporates a stylish kitchen with integrated appliances, whilst the room extends to 20ft and allows for defined dining and lounging zones. This light and bright room has double doors to a sizeable terrace with a sunny southerly aspect and pleasant elevated views - an ideal spot for relaxing on a summer evening.

Both of the bedrooms are of double proportion, with the larger benefitting from an en suite shower room. There is also a main bathroom with clean white sanitary ware. Further benefits include gated underground parking, a lift, secure entry, a long lease, and exceptional energy efficiency.

Apple Yard is well placed for Anerley, Crystal Palace, and both Penge East and West rail links. Also, various amenities on Anerley Parade and a wealth of dining and leisure options at the Crystal Palace Triangle, as well as the historic Crystal Palace park.

EPC : B | Council Tax : C | Lease remaining : 294 years | SC : £2500pa | GR: £450pa | BI : £550pa |



# Floorplan

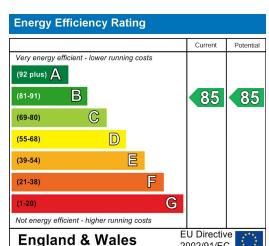
Lambourne House, SE20

Approximate Gross Internal Area  
72.6 sq m / 781 sq ft



## Fourth Floor

Copyright www.pedderproperty.com © 2025  
These plans are for representation purposes only as defined by  
RICS - Code of Measuring Practice. Not drawn to Scale. Windows  
and door openings are approximate. Please check all dimensions,  
shapes and compass bearings before making any decisions reliant  
upon them.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.