



Cannon House Lawrie Park Road, London, SE26 6EN

Park Court is a spacious 1930s development with well-maintained landscaped gardens next to Crystal Palace Park.

Penge East, Penge West and Sydenham stations are all within a ten-minute walk providing transport links to central London via the East London Line or rail services to London Bridge and Victoria. There are also direct bus and night bus services to central London from Lawrie Park Road.

There are supermarkets, shops and pubs within easy walking distance and the fashionable bars and restaurants of the Upper Norwood triangle are a 20-minute walk or short bus ride away.

The flat is located on the ground floor and is exceptionally light and spacious. The front door provides access to a large entrance hall / storage area leading to the kitchen which contains a gas hob and fan-assisted oven as well as various storage units. There are two reception rooms separated by double doors. Both bedrooms are doubles and contain large built-in storage cupboards. The flat is unfurnished except for blinds and light fittings. There are laminate floorings throughout. All windows double-glazed windows and fitted with slatted blinds.

Off-road parking is usually available in a parking area immediately behind the block, and there is plentiful free street parking on Lawrie Park Road.

£1,750 Per Month

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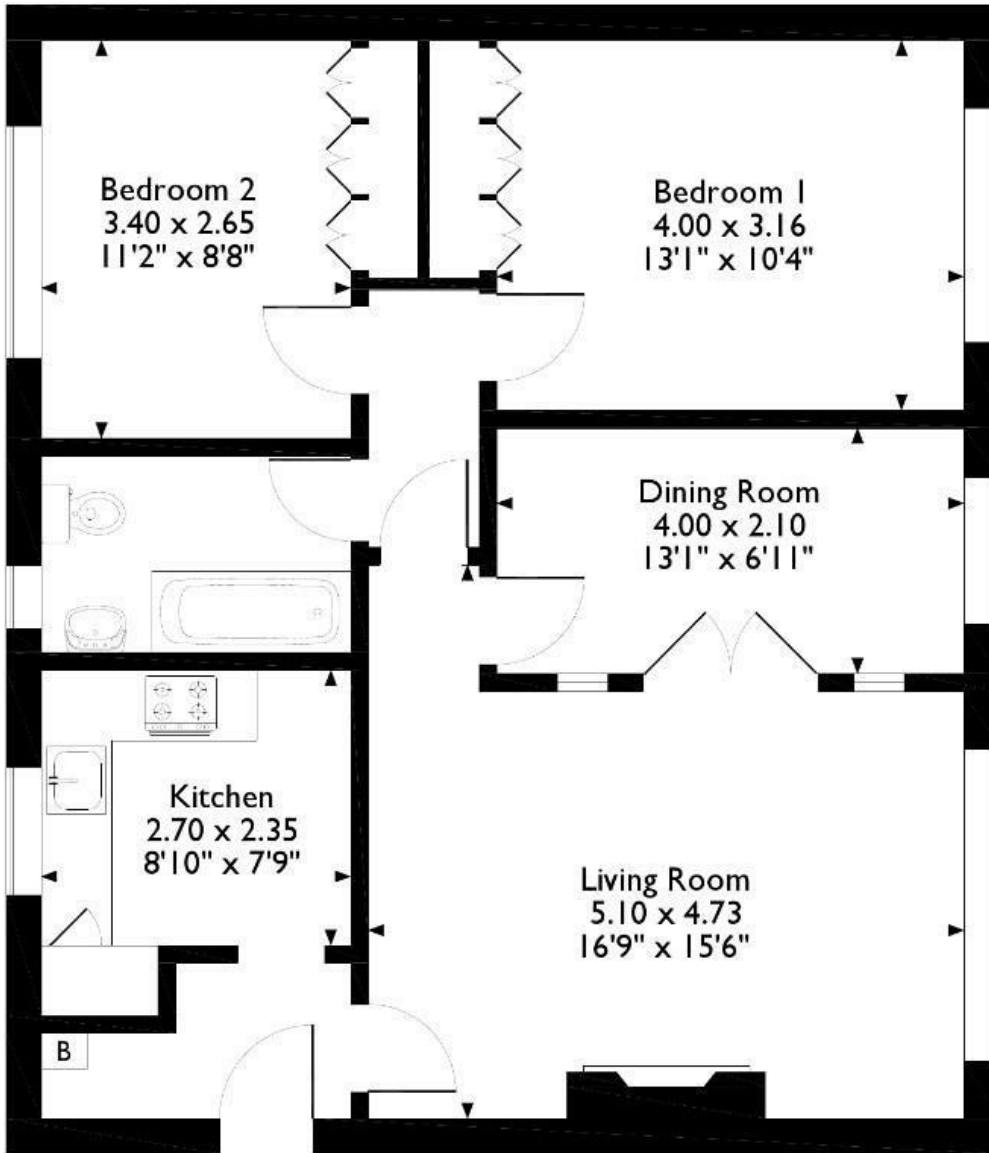
, London, SE26 6EN



[Directions](#)



Park Court, London
 Approximate Gross Internal Area
 783 SQ FT/73 SQ M



Ground Floor Flat

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
England & Wales	EU Directive 2002/91/EC		England & Wales
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