



Lawrie Park Rd, Sydenham

Guide Price £450,000



Property Summary

Guide Price: £450,000 - £475,000

Propertyworld is excited to offer this fabulous two bedroom period conversion with SHARE OF FREEHOLD, PRIVATE GARDEN & OFF STREET PARKING to the sales market. Offered CHAIN FREE, this beautiful flat really is a cut above and demands your attention. Spacious, with generous rooms and beautifully proportioned accommodation throughout, this rare property is the ideal first time buy. Located on one of Sydenham's best roads and within the Lawrie Park Triangle, the flat offers easy access to the centres of both Sydenham and Penge and is within walking distance to Crystal Palace Park. The details include: there is a large and well presented lounge to rear with patio doors leading to the private rear garden, with an engineered wood floor, dado rail, high ceilings and tasteful decor, the kitchen is modern and fitted with a range of white high spec units, laminate worktop, double glazed window and all appliances, there are two bedrooms - the master is larger - both beautifully presented and full of light. The bathroom is well appointed with a white three three piece suite and shower over bath. The Garden is a joy .. large and sunny but with a lot of privacy, plus a raised stone patio, spacious lawn and array of plants and shrubs. With OFF STREET PARKING, share of freehold, high ceilings and much else, this is a fabulous and must see flat. EPC rating is D and council tax is B. Call Propertyworld on 0208 488 0011 to see.

Our Vendor Loves...

"The moment I walked through the door, I knew this was going to be home. The high ceilings, the great layout of the flat, the amount of light, to then have your own private garden, allocated car park and 18 minutes into London, seemed like an unreasonable request. I've had has so many special moments in my life here, and I know whoever lives here next will have a special place to call home ".

Property Summary

- Two bedroom flat
- Period conversion
- Lawrie Park Triangle
- SHARE OF FREEHOLD
- PRIVATE GARDEN
- ALLOCATED PARKING
- Excellent condition
- CHAIN FREE
- Ideal first time buy
- EPC rating is D / council tax is B



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 749 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 749 SQ FT (69 SQM)
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. Whilst we do our best to ensure the floor plan accurately represents the property, we do not warrant or guarantee a useful, independent investigation of the property in respect of necessary valuation.

Lawrie Park Road
 0208 488 0011
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	72
(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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