



Lawrie Park Road, Sydenham

Guide Price £275,000



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Property Summary

Guide Price: £275,000 - £300,000

Propertyworld is proud to offer this immaculate one bedroom purpose built flat to the market. Located in the heart of the Lawrie Park Triangle, the property is ideally positioned for easy access to Sydenham Road, Sydenham mainline station and lots of local cafes, restaurants and amenities, plus CRYSTAL PALACE PARK is only five mins away.

Spacious, with generous room sizes and flooded in natural light, the property benefits from beautifully proportioned accommodation throughout. With large communal gardens to rear and lots of OFF STREET PARKING, the property includes: there is a modern fitted kitchen with an extensive range of wall and base white high gloss units, laminate worktop, integrated oven and hob, plus a large window which floods the room in light, the lounge is stunning with a double aspect and super view to rear, neutral decor and space for a dining room table and chairs, the bedroom is a genuine double with lots of light and large built in wardrobes. The bathroom includes a three piece suite and shower over bath, plus there are two large storage cupboards in the hallway. ENTRY PHONE SECURITY, a well managed building, communal gardens, parking and much else are the added benefits. An ideal first time buy, please call Propertyworld on 0208 488 0011 to view. EPC rating is C, council tax is C.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

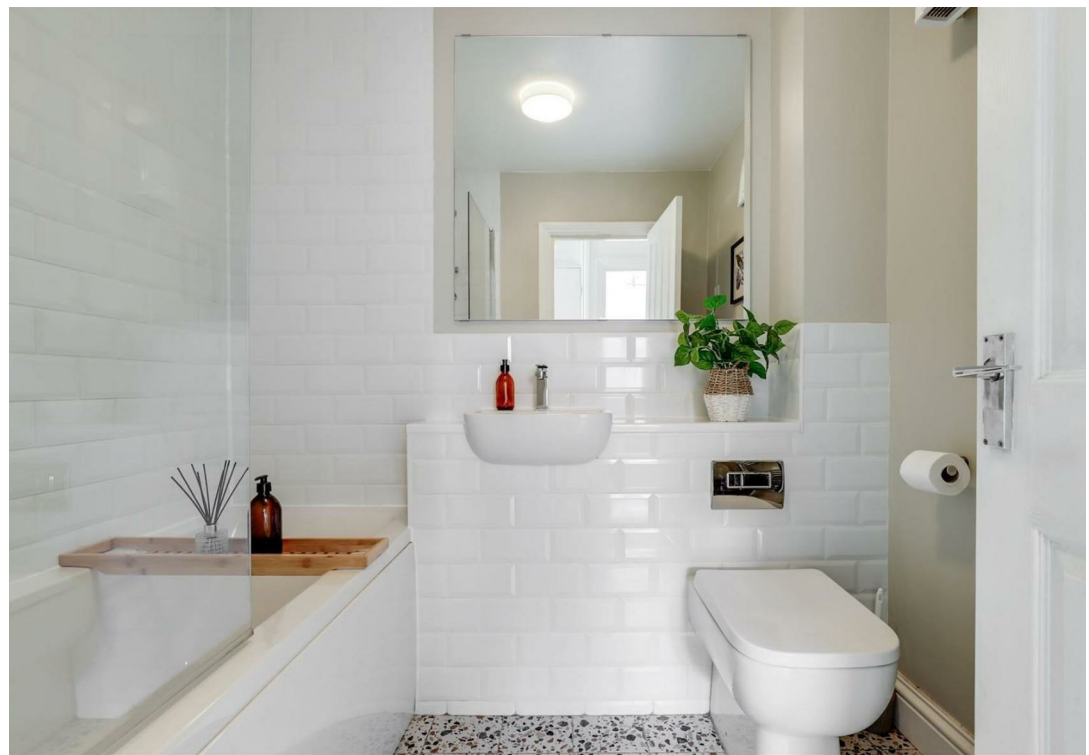
Property Summary

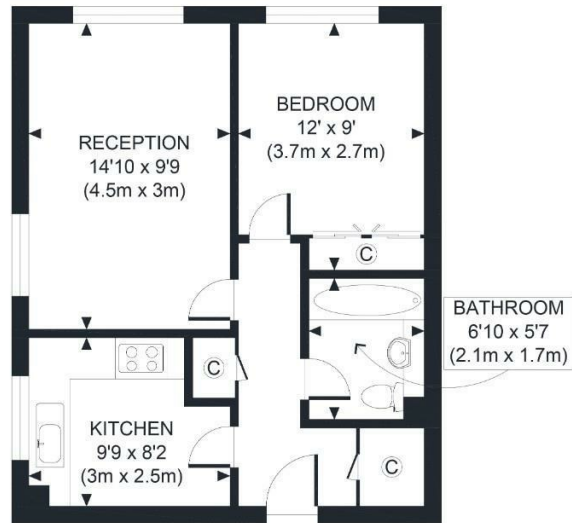
- One bedroom flat
- Modern, purpose built
- Fabulous location
- Ideal first time buy
- Off street parking
- Flooded in light
- Spacious property
- Excellent condition
- Must be seen
- EPC rating is C, council tax is C

Our Vendor Loves...

It's been great to call Wakefield Court home for the past 6 years; the flat itself gets lots of natural light and has been a quiet, relaxing place to live. My favourite part is the view from the flat out to the trees and communal garden below. Having both Penge and Sydenham High Streets close has been so convenient with the array of shops and cafes. I have really enjoyed being near Crystal Palace Park and have loved being able to walk through the park to the weekend markets in the Crystal Palace Triangle".







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 449 SQ FT

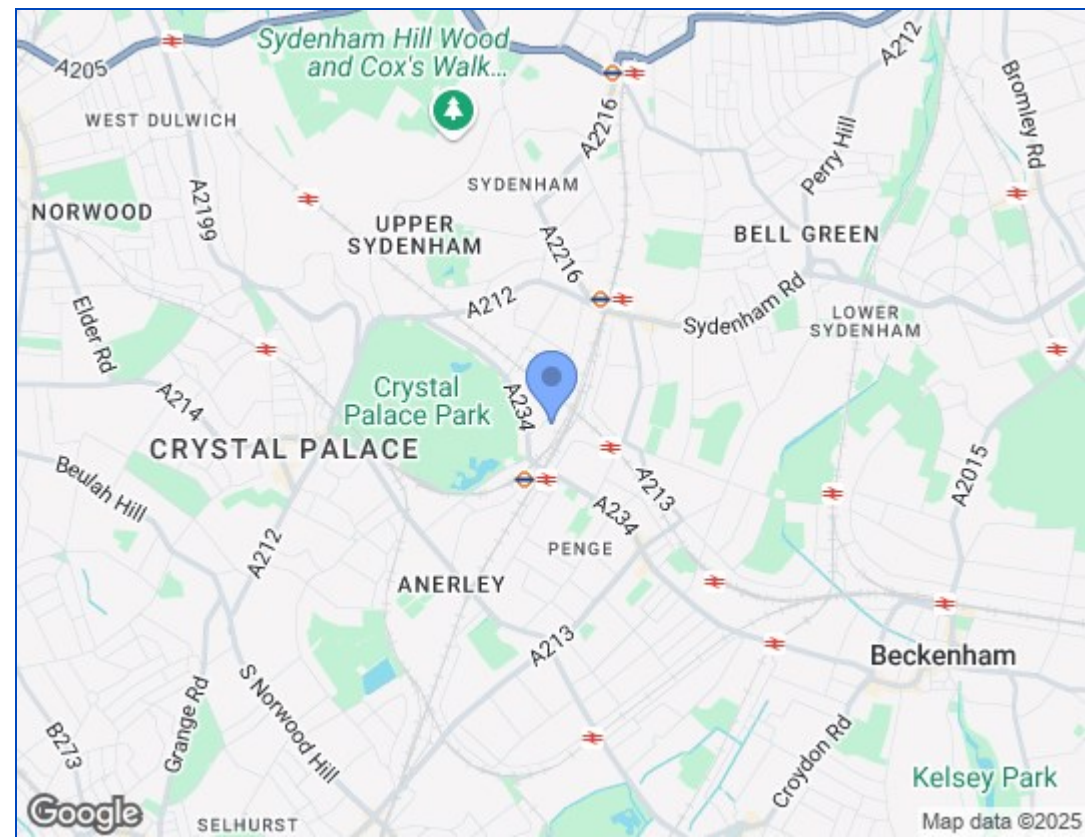


APPROX. GROSS INTERNAL FLOOR AREA 449 SQ FT / 42 SQM

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

Wakefield Court

date 26/03/25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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