



Lawrie Park Gardens, Sydenham

Asking Price £425,000



2



1



1



C



Property Summary

A stunning CHAIN FREE two bedroom purpose built flat with SHARE OF FREEHOLD & PRIVATE GARAGE located in the heart of the Lawrie Park Triangle offered to the market by Propertyworld. This charming flat has been lovingly cared for by the current owners and includes a fabulous kitchen and newly renovated bathroom. Flooded in light, with generous rooms and nicely proportioned accommodation throughout, this is an exciting opportunity and a first time buyers dream. The Firs is a popular and highly desirable purpose built block on Lawrie Park Gardens - arguably Sydenham's best road - and benefits from extensive communal gardens and immaculate presentation. The property details include: stunning lounge with juliet balcony, neutral decor, bespoke handmade shelving, carpet and large double glazed window, the kitchen is recently new and fabulous with a range of wall and base white units, integrated appliances, electric oven and gas hob, there are two bedrooms - both beautifully presented and flooded in light, the master further benefits from large built in wardrobes, plus a new and stunning bathroom with walk in shower cubicle, two piece suite, ceramic walk tiles and double glazed window. Externally, there is a PRIVATE GARAGE en bloc plus extensive and beautifully maintained communal gardens. A real gem in our opinion that deserves an early appointment to view - call Propertyworld on 0208 488 0011 to be the first.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

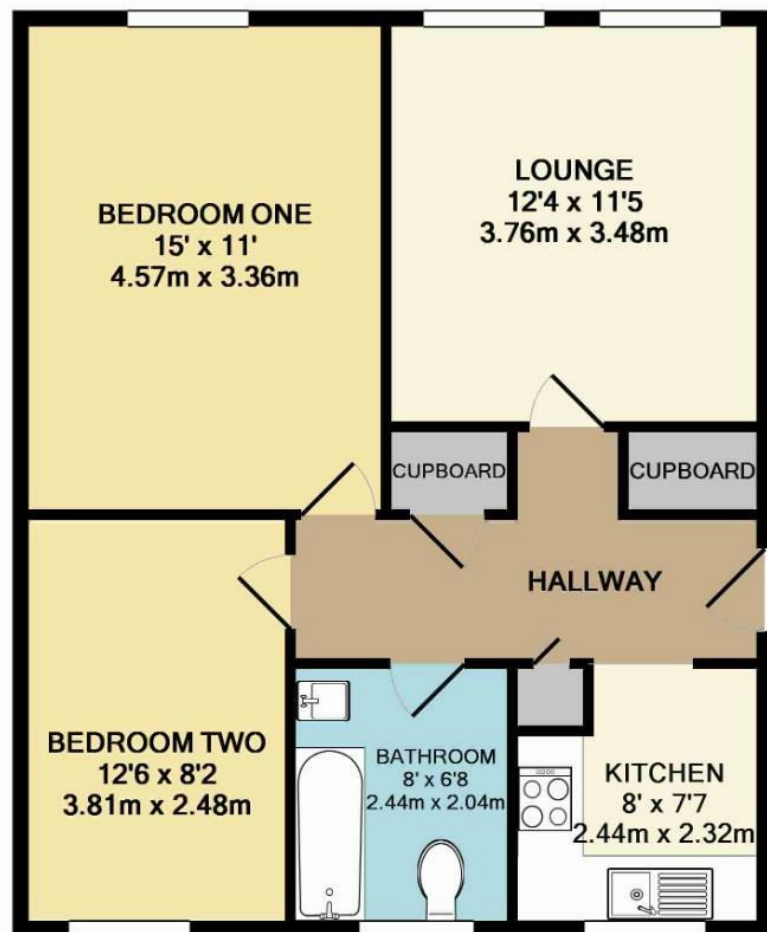
- Two bedroom flat
- Modern, purpose built
- Lawrie Park Triangle
- CHAIN FREE
- SHARE OF FREEHOLD
- PRIVATE GARAGE
- Flooded in light
- Ideal first time buy
- Must be viewed
- EPC rating is C, Council tax is C

Our Vendor Loves...

I just knew I was going to love the flat, the second I stepped into Lawrie Park Gardens. I felt immediately at home, as the road is so quiet and green, yet five mins from Sydenham station and shops and Crystal Palace Park. The flat has been a brilliant first home for me and I cherish it, but having just got married life has moved on and so to must I.



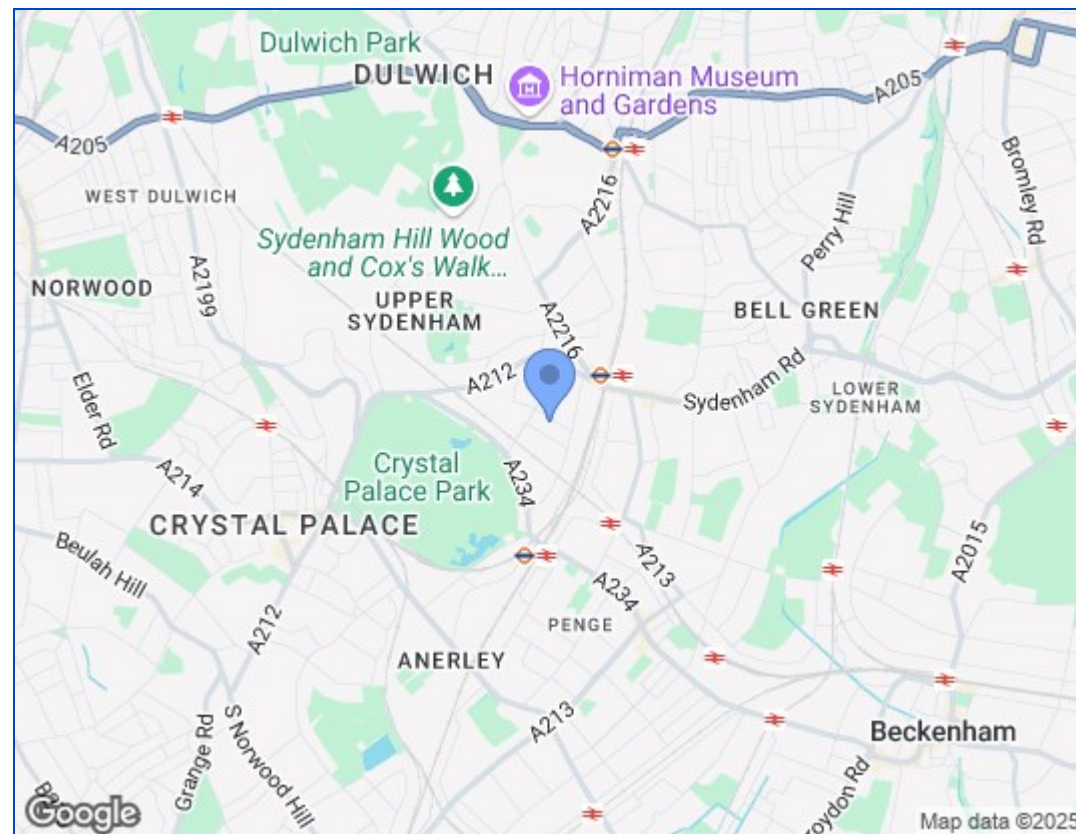




TOTAL APPROX. FLOOR AREA 617 SQ.FT. (57.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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