



Lawrie Park Road, London

Asking Price £425,000



Property Summary

Propertyworld is proud to act as sole agents on this spacious, CHAIN FREE two double bedroom apartment with SHARE OF FREEHOLD, located in a rare and gorgeous 1930s mansion block. Positioned on arguably Sydenham's best road, this stunning mansion apartment is located within a short walk of South London's Best Park (Guardian 2023) - the ever popular Crystal Palace Park, two mainline stations and lots of amenities, shops and restaurants. This top floor flat is an ideal first time buy and a rare opportunity. Flooded in light, with big rooms and beautifully proportioned accommodation throughout, the flat is unusually spacious and offered in excellent condition. The basic details are:

there is a gorgeous lounge measuring in excess of 16ft, with a large bay window to the front overlooking the communal gardens & fountain, plus a feature fireplace and neutral decor. The kitchen is fitted with an extensive range of shaker style units, gas hob, tiled splashback, lots of worktop space and Worcester Bosch combi boiler. There are TWO genuine DOUBLE bedrooms - one with large built in wardrobes, plus bathroom with three piece suite, tiled floor and towel rail. Further benefits include: LONG LEASE, SHARE OF FREEHOLD, NO CHAIN, double glazing, stunning communal front gardens and much more. Call Propertyworld on 020 8659 1005 to be the first to view.

Property Summary

- Two bedroom flat
- Top floor
- Prestigious mansion block
- CHAIN FREE
- SHARE OF FREEHOLD
- Fabulous location
- Rare to market and ideal FTB
- Flooded in light
- Must be viewed
- EPC is D, council tax is C

Our Vendor Loves...

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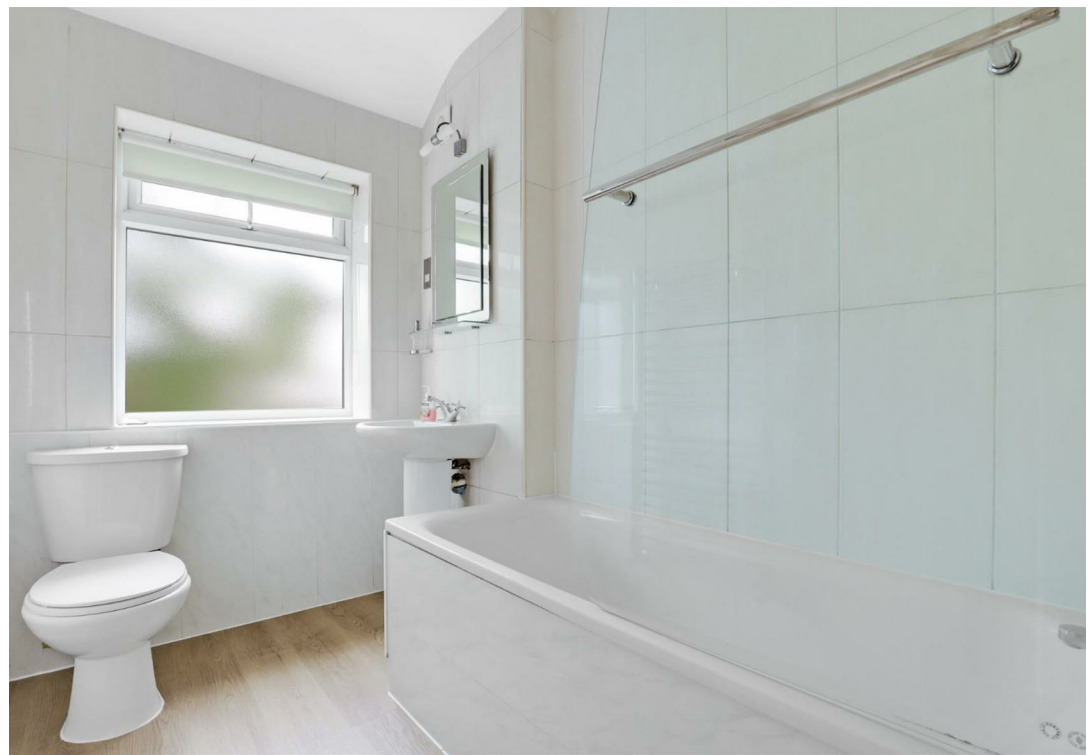
"The building, the location, the fountain, the fact its top floor with lots of light, the room sizes and space".

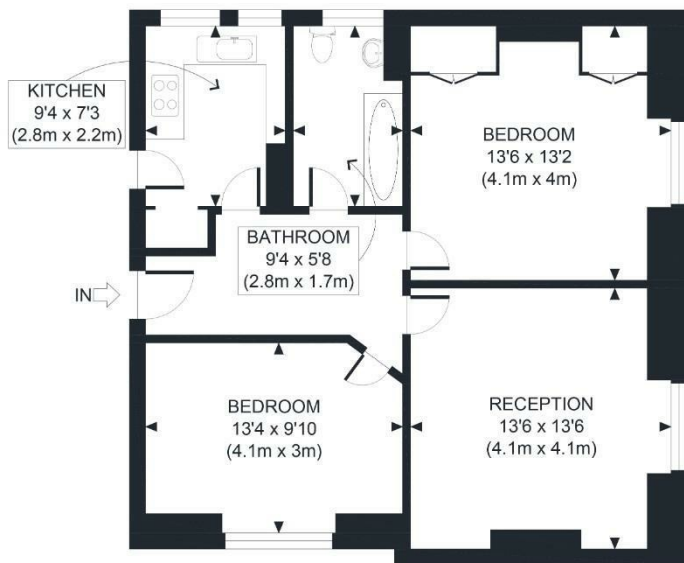


Sydenham Sales

020 8488 0011

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SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 727 SQ FT



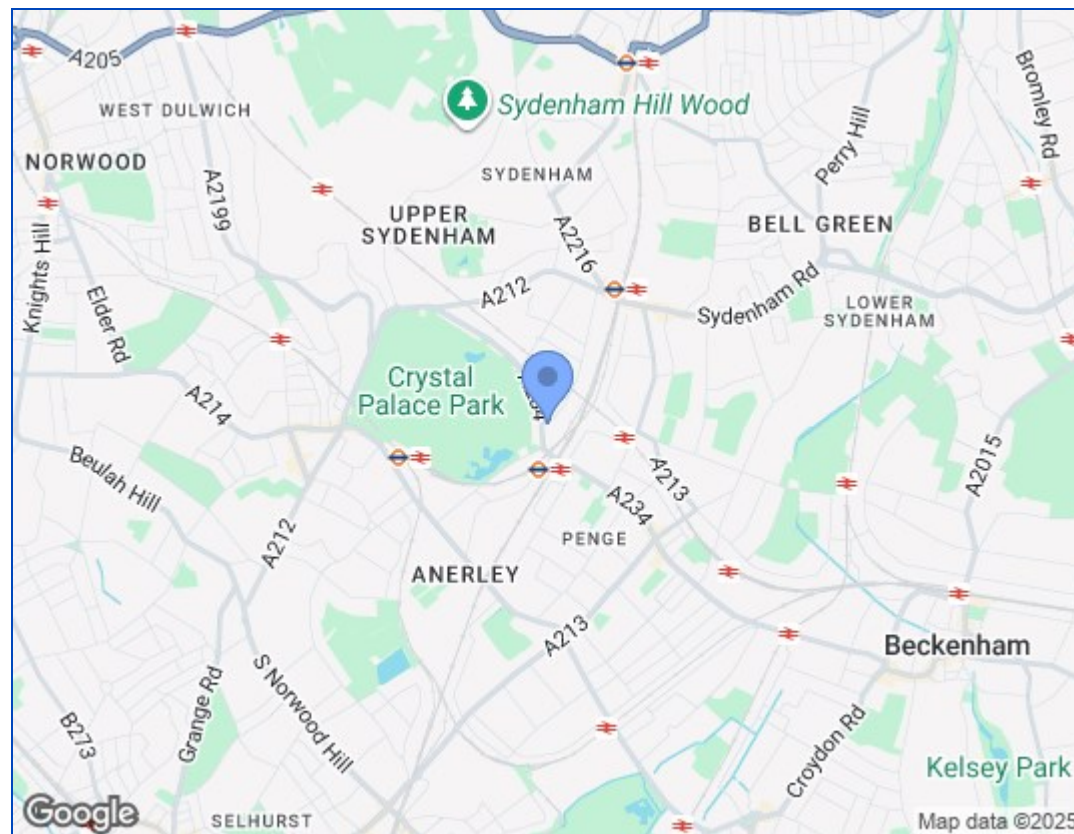
APPROX. GROSS INTERNAL FLOOR AREA 727 SQ FT / 68 SQM

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

fountain court

date 18/07/25

photoplan



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