



Lawrie Park Road, London

Guide Price £400,000



Property Summary

GUIDE PRICE £400,000 - £420,000

A very spacious ground floor two bedroom period conversion flat with off street parking and communal garden listed for sale by Propertyworld. This charming flat is a first time buyers' dream, offering spacious and beautifully proportioned accommodation throughout, big rooms, lots of light and a superb location on arguably one Sydenham's best roads. Lawrie Park Road is in the heart of the Lawrie Park Triangle and ideally positioned for Crystal Palace Park, TWO mainline stations and all the amenities, shops and eateries of Sydenham. The flat itself forms part of a handsome white rendered semi detached property and includes: the lounge is a fabulous size with high ceilings, an attractive bay window and views into the communal rear garden, dado and picture rail, With neutral decor, laminate flooring and space for a dining room table and chairs, it's the focal point of this fabulous flat. The recently decorated kitchen includes a range high gloss wall and base units, integrated appliances, gas hob, electric oven, lots of worktop space and a large double glazed window which floods the room in light. There are two generous bedrooms - the master is a fabulous, spacious room with high ceilings, bay window and neutral decor - whilst the smaller second bedroom is still a decent size. The bathroom is a fabulous size and offered in excellent condition, having been refurbished with a new suite and tiled walls. There is a generous communal garden to rear and unallocated OFF STREET PARKING to front. A unusually large, ground floor, period gem that requires your attention. Call Propertyworld on 0208 488 0011 to be the first to see.

Sydenham Sales
020 8488 0011
www.propertyworlduk.net

Property Summary

- Two bedroom flat
- Ground floor
- Period property
- Off street parking
- Communal garden
- Fabulous location
- Spacious property
- Small well managed building
- Ideal first time buy
- EPC rating is C / Council tax is C

Our Vendor Loves...

"It has been an absolute privilege to live in this beautiful building that was built in 1857 for the last 11 years. The main bedroom and living room have a real wow factor with amazing high ceilings, while the bathroom was completely rebuilt in the 2022 to modernise. The garden has been my pride and joy - it was in an awful state when we moved in but we have transformed it into a little oasis of calm that everyone in the building makes use of regularly. We have always got on well with our neighbours and it's a really lovely street to live in with the park so close and two stations within easy walking distance."







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 884 SQ FT



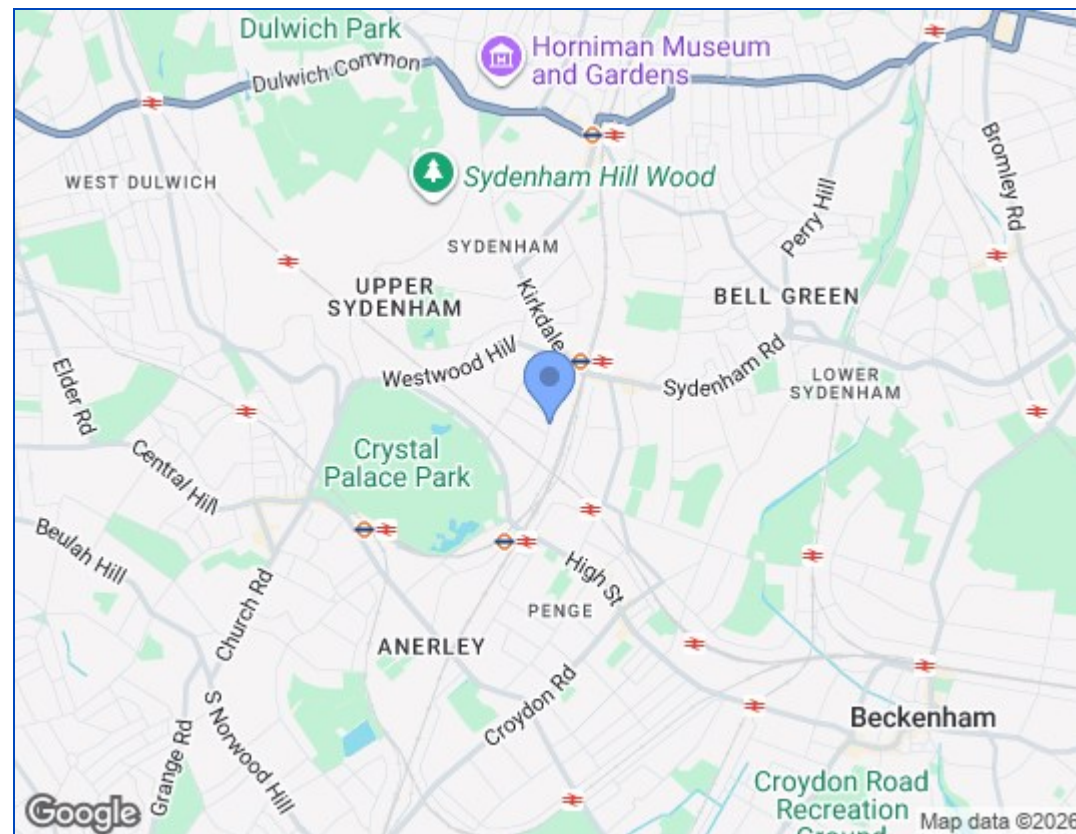
APPROX. GROSS INTERNAL FLOOR AREA 884 SQ FT / 82 SQM

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.

Lawrie Park Road

date 14/10/25

photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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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