



Lawrie Park Road, SE26  
£450,000

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# In general

- Grand Regency apartment
- Lounge with green views
- Characterful Crittall windows
- Two double bedrooms
- Modern fitted kitchen
- Contemporary bathroom
- Gorgeous communal gardens
- Gravel drive
- No onward chain

# In detail

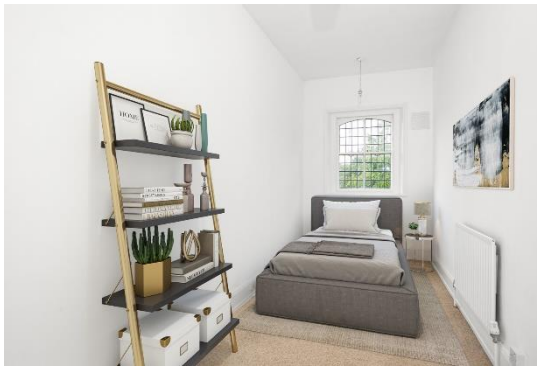
The Regency era is aesthetically grand, with stunning stucco façades, column entrances, Crittall windows and equally impressive rear gardens.

Iron gates open onto the gravelled front drive, leading to a characterful entrance which immediately feels welcoming and homely. The apartment occupies the second floor and really benefits from the abundance of natural light and far-reaching views available on this level. A south facing living room of 16'1ft is positioned to the front of the building with wonderful high ceilings and an original ceramic fireplace, plenty of space to lounge and dine, two double bedrooms, a fitted kitchen and a refreshed bathroom. Being enveloped by lush greenery ensures that each room benefits from surrounding leafy views.

To the rear is a beautifully established communal garden, rich with mature trees, shrubs and a well tended lawn.

This location provides easy access to both Penge East (London Victoria) and West (Overground) rail links as well as a wide selection of eateries, coffee shops and convenience stores. Moments away is Crystal Palace Park offering 200 acres of open space, numerous leisure activities and music events. There is also a Brown & Green café and a weekly Sunday Farmers Market.

EPC: E | Council Tax Band: C | Lease: 80 Years Remaining | SC: £200 pcm | GR: £0 | BI: Included in SC



# Floorplan

## Lichfield House, SE26

Approximate Gross Internal Area  
58.8 sq m / 633 sq ft



## Second Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	61 D
21-38	F		
1-20	G		

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