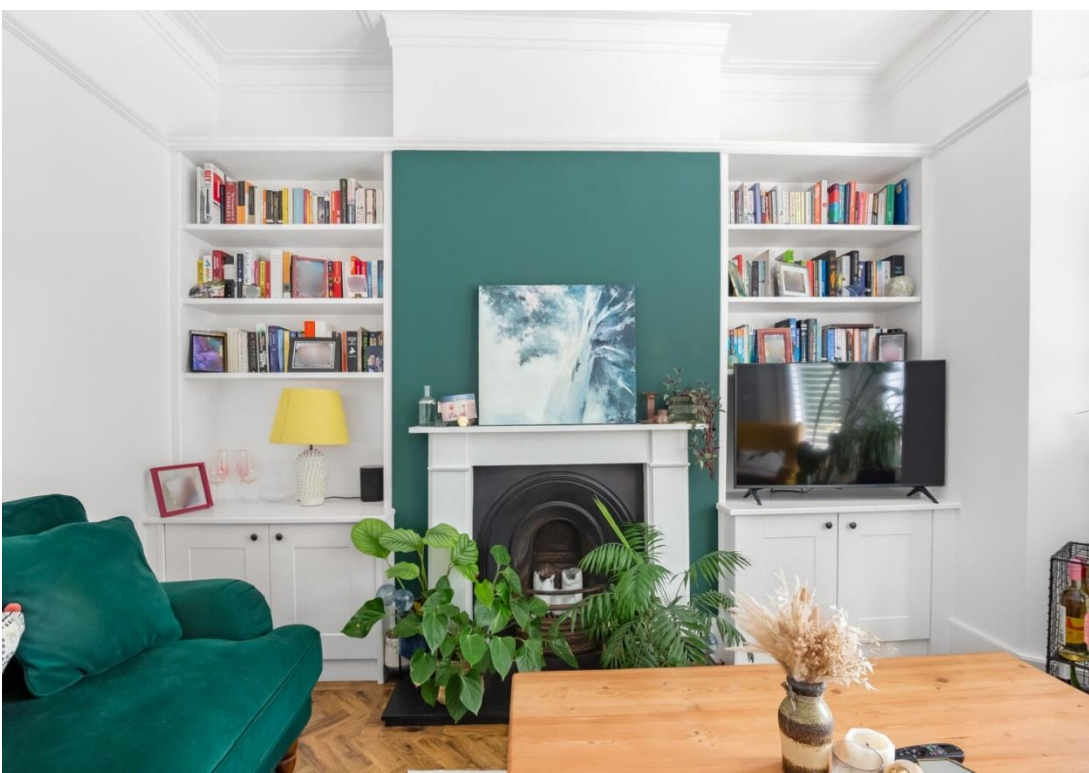




Lawrie Park Road, SE26
Guide £650,000 - £675,000

0208 702 9777
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In general

- Edwardian maisonette
- Kitchen / dining room
- Large Reception
- Three bedrooms
- Bathroom with separate shower
- Utility room
- Lots of storage
- West facing garden
- Excellent transport links
- Share of Freehold

In detail

A gorgeous three bed, Edwardian maisonette with a west facing garden located in this highly sought after location in Sydenham.

With a red brick facade, bay window and inviting porch entrance, the approach is welcoming, and the property is as impressive inside, as it is out.

The light filled reception offers a lovely blend of contemporary and original features, complimented by a playful use of colour and texture, creating a space which is full of character and personality.

The kitchen / dining room is contemporary, has plenty of storage, high quality appliances and marble work tops, a lovely dining area for breakfasts and dinners, and direct access through bifold doors onto a secluded west facing garden filled with a wonderful variety of perennials, fragrant climbers and plants. A flagstone patio also provides superb space to entertain, enjoy a BBQ with friends, or simply relax and take in the surrounding green views.

There are three bedrooms and a fresh bathroom with a separate shower.

Lawrie Park Road is a lovely road, with a lovely community, located moments from Sydenham rail, a wide range of shopping facilities, restaurants and pubs. This property should be viewed to be fully appreciated.

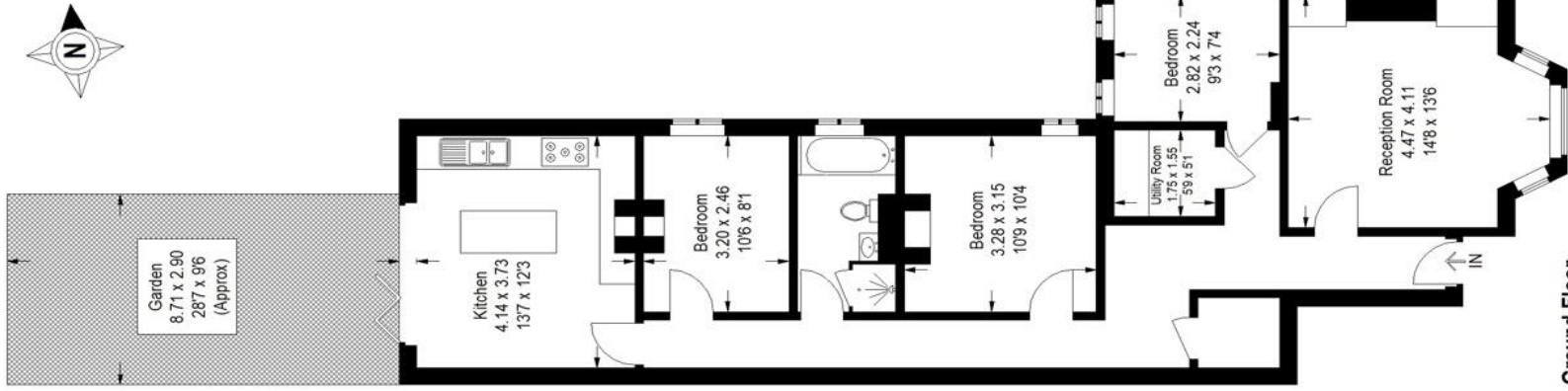
EPC: D | Council Tax Band: C | Lease: 104 Years Remaining | SC: N/A | GR: N/A | BI: £43.22



Floorplan

Lawrie Park Road, SE26

Approximate Gross Internal Area
89.9 sq m / 968 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1111667)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	78 C
39-54	E		
21-38	F		
1-20	G		

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