



Lawrie Park Avenue, SE26 | £1,850,000

02087029777  
sydenham@pedderproperty.com





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PROPERTY





## In General

- Substantial double fronted detached home
- Two receptions
- Large kitchen and utility
- Five bedrooms plus study
- Three bathrooms plus cloakroom
- Off street parking
- Gym
- Beautiful gardens
- Excellent transport links
- Lawrie Park Triangle

## In Detail

An exceptional five bed, three bath detached Georgian home with gorgeous gardens, off street parking, within the Lawrie Park Triangle.

The property evokes a sense of nostalgic warmth and charm and has been upgraded, improved and very well maintained by the current owners for just over 25 years. Offering 3,662 sq ft of accommodation arranged over three floors, this beautifully balanced home is not only great for entertaining, but also perfect for raising a family. Comprising a generous dual aspect reception of 18'3 x 14'1 ft, inviting plenty of natural light during the day and providing a cosy retreat of an evening, with a gas log burner.

The heart of the home is the kitchen and dining area providing the perfect space to socialise and gather for meals. The kitchen enjoys a range of bespoke cabinetry providing superb storage, granite worktops and fitted appliances, whilst the dining space is separate with an opening into the kitchen, which is not only architecturally interesting, but adds depth and dimension to the home. To the rear is a conservatory addition which complements the home's style with comfortable furnishings, warm flooring, and thoughtful touches such as underfloor heating, making it a versatile room for relaxing, dining, or entertaining year-round. Across the first floor are the three vast bedrooms, (the fourth currently utilised as a walk-in wardrobe), an ensuite shower room and a large family bathroom with separate shower all finished in neutral tiling and high quality fixtures and fittings. The top floor provides a loft bedroom which is truly magnificent, perfect for a primary bedroom with vaulted ceilings and exposed beams, a relaxing retreat or creative space.

The garden is enclosed and offers a serene and secluded outdoor space, perfect for relaxation, entertaining, and enjoying nature. There is also a garage which has been transformed into a gym, with power and air con.

EPC: E | Council tax band: G

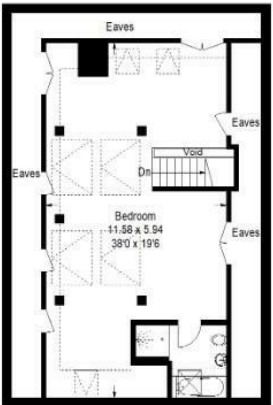
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# Floorplan

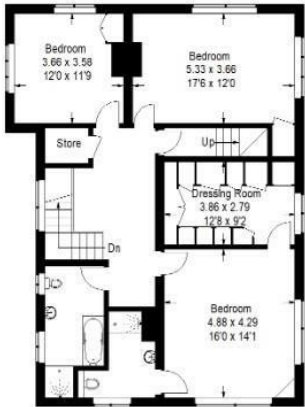
## Lawrie Park Avenue, SE26

Approximate Gross Internal Area  
(Excluding Void / Eaves)  
319.4 sq m / 3437 sq ft  
Gym = 20.9 sq m / 225 sq ft  
Total = 340.3 sq m / 3662 sq ft

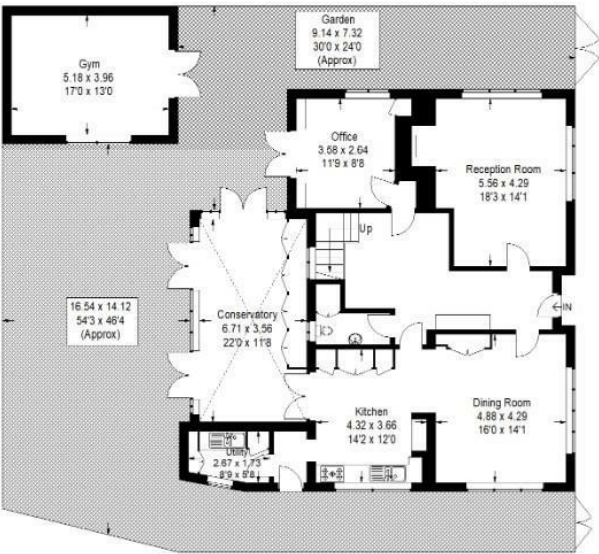


Second Floor

Reduced headroom below 1.5 m / 5'0"



First Floor



Ground 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	48	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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