



Park Court, Lawrie Park Road, SE26 | Guide Price  
£425,000

02087029777  
sydenham@pedderproperty.com

**pedder**  
We live local



# In General

- Superb views
- Reception of 19'5ft
- Two double bedrooms with storage
- Kitchen
- Bathroom
- Beautifully maintained communal gardens
- Excellent transport links
- Very close to Crystal Palace Park
- Garage

# In Detail

\* Guide price £425,000 to £450,000\* Ideally positioned to make the most of its elevated setting, this impressive apartment offers exceptional privacy, tranquillity, and far reaching views across the surrounding treetops. The sense of peace and seclusion is perfectly balanced with lush garden outlooks, creating an inviting retreat amidst natural greenery.

Generous and well-proportioned, the home provides superb lateral living with an easy sense of flow throughout. The expansive 19'5ft reception room is filled with natural light thanks to its large windows, offering defined zones for both relaxation and dining; an ideal space for hosting and entertaining. The thoughtfully designed kitchen combines contemporary style with everyday functionality, providing plenty of storage and work space.

There are two spacious double bedrooms, each providing a calm, welcoming ambience and fitted storage. Both comfortably accommodate larger furnishings while maintaining a sense of space and comfort.

The apartment is just moments from excellent transport links including Penge East, Penge West and Sydenham, vibrant local bars and restaurants, and the expansive green spaces of Crystal Palace Park. A charming café and a popular weekly farmers' market add to the area's strong community and lifestyle appeal.

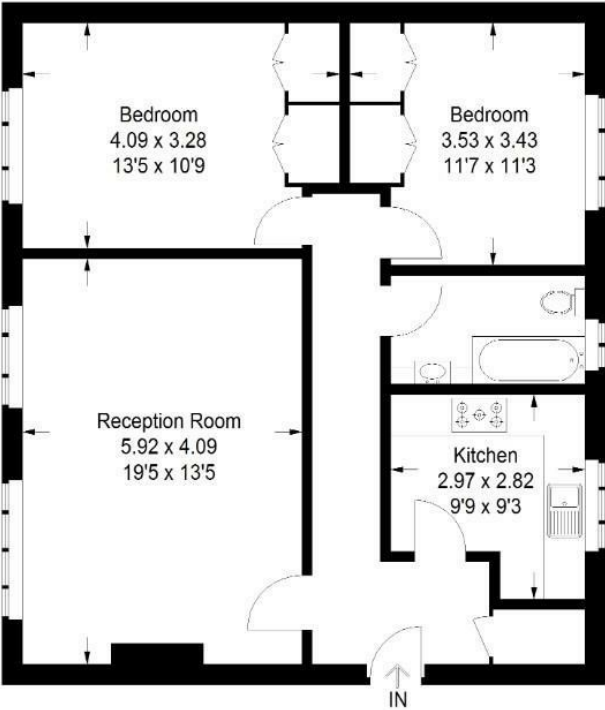
EPC: TBC | Council Tax Band: C | Lease 975 Years remaining | SC: £2462.29 | GR: TBC | BI: TBC



# Floorplan

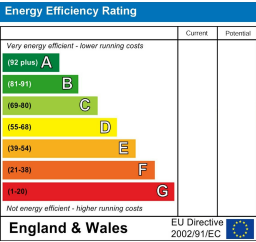
Goodwood House, Park Court,  
Lawrie Park Road, SE26

Approximate Gross Internal Area  
77.7 sq m / 836 sq ft



Third Floor

Copyright www.pedderproperty.com © 2025  
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.