

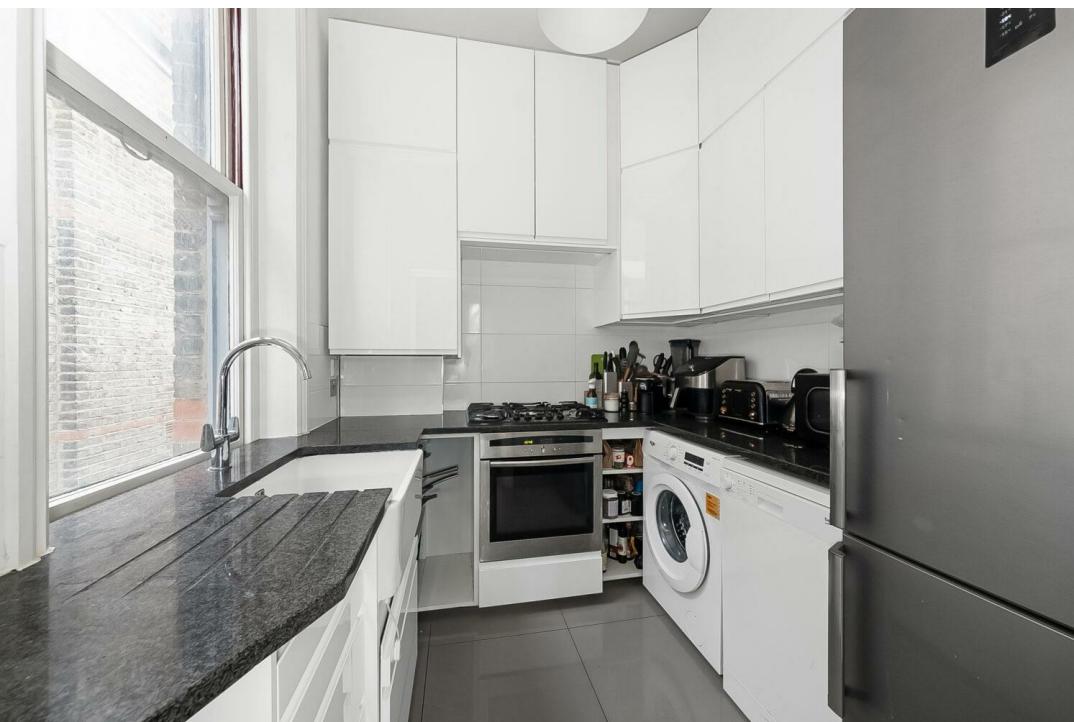


Lawrie Park Road, SE26 | £575,000

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# In General

- Superb 1,087 sq ft conversion
- Wide inviting entrance hall
- Reception with wonderfully high ceilings
- Three bedrooms
- Study / Dressing room
- Bathroom and Shower room
- Excellent transport links
- Off street parking

# In Detail

A superb first floor Victorian apartment, rich in character and charm, ideally situated in the heart of Sydenham's Lawrie Park triangle.

This generously proportioned home beautifully combines period features with contemporary living, creating a space that is both elegant and inviting.

The apartment welcomes you via a grand entrance hall, spacious enough to accommodate a piano, immediately conveying a sense of scale. From here there is a superb, light filled reception with high ceilings and a wide impressive bay window that illuminates the space with natural light. The living and kitchen areas are thoughtfully arranged for both everyday comfort and entertaining, with the kitchen located to the rear of the room for a seamless connection.

A modern monochrome family bathroom with high quality fittings including an intelligent toilet also sits on this floor, as well as two well proportioned double bedrooms sat behind a doorway cleverly disguised as a bookshelf. Upstairs is the primary bedroom benefitting from an adjoining room which can be used as a dressing room or study, and a further bathroom.

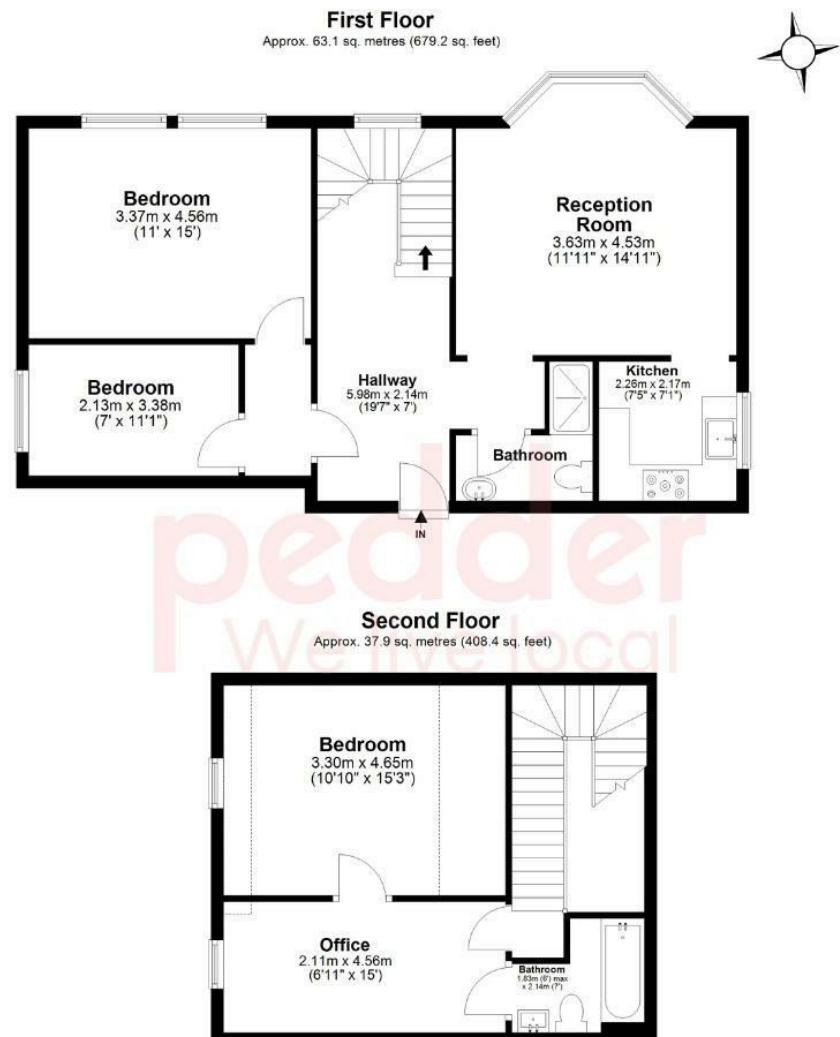
The location is equally impressive. Sydenham Overground is just a short stroll away, while the local high street offers a vibrant mix of coffee shops and restaurants. Nearby green spaces, including Crystal Palace Park which has a weekly Sunday market, offers 200 acres of space and benefits from a Brown & Green cafe, perfect for a spot of lunch.

This exceptional apartment perfectly balances Victorian grandeur with modern convenience, offering a rare opportunity to enjoy stylish living in a historic home.

EPC: D | Council Tax Band: C | Lease: 967 Years remaining | SC: £1,200pa | GR: £0 | BI: TBC



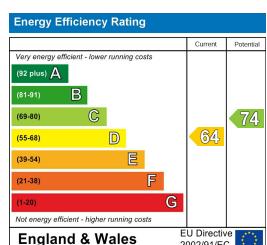
# Floorplan



Total area: approx. 101.0 sq. metres (1087.5 sq. feet)

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Plan produced using PlanUp.



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