



Apple Yard, SE20 | Guide Price £475,000

020 8702 9333

[crystalpalace@pedderproperty.com](mailto:crystalpalace@pedderproperty.com)

**pedder**  
We live local



# In General

- Ground floor undercroft allocated parking
- Quiet location
- Sunny outside terrace with South facing views
- Nearby multiple transport links
- Reception room over 20 ft long
- Top floor flat

# In Detail

GUIDE PRICE £475,000 - £500,000

A modern apartment located in the desirable Apple Yard area of London, SE20. This impressive top floor flat, built in 2019, offers a contemporary living experience with a generous space of 937 square feet.

Positioned in what is arguably one of the best locations within the development, this corner apartment enjoys excellent elevation, privacy, and an abundance of natural light throughout.

As you enter the apartment, you are greeted by a spacious 20-foot reception room, perfect for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere, further enhanced by the apartment's favourable south-facing orientation. The open-plan layout seamlessly connects the reception area to the rest of the home, enhancing the sense of space, flow, and brightness.

The apartment boasts three well-proportioned bedrooms, providing ample room for family or guests. The master bedroom features an en suite bathroom, ensuring privacy and convenience. In addition, there is a second bathroom, which is ideal for family use or visitors.

One of the standout features of this property is the lovely twin aspect balcony with south-facing views, offering unrivalled sunlight and far-reaching outlooks. This outdoor space is ideal for enjoying morning coffee, or unwinding in the evening while taking in the peaceful surroundings.

Lambourne House further benefits from lift access, ensuring easy and convenient access to the top floor. Residents also enjoy beautifully maintained communal gardens, which provide attractive green spaces and reflect the high standard of upkeep throughout the development.

Situated in a vibrant and well-connected community, Lambourne House offers easy access to local amenities, transport links, and nearby green spaces. This apartment is perfect for those seeking a modern lifestyle.

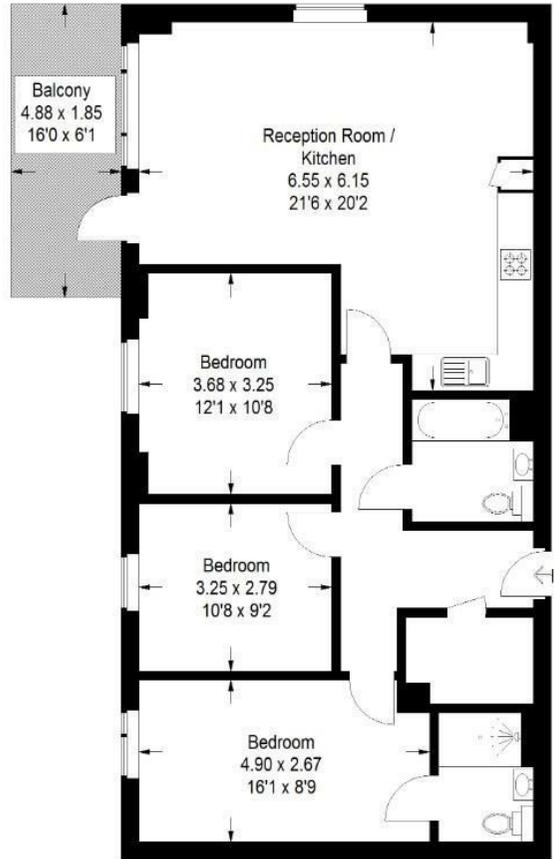
EPC: B | Council Tax Band: D | Lease: 241 Years remaining | SC: £2480pa | GR: £496.28pa | BI: TBC



# Floorplan

## Lambourne House, SE20

Approximate Gross Internal Area  
91.5 sq m / 985 sq ft



### Fourth Floor

Copyright www.pedderproperty.com © 2026  
 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 |                         |           |
| 102 plus) A                                 |                         |           |
| 81-101) B                                   | 85                      | 85        |
| 69-80) C                                    |                         |           |
| 55-68) D                                    |                         |           |
| 39-54) E                                    |                         |           |
| 21-38) F                                    |                         |           |
| 1-20) G                                     |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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.