



Lawrie Park Gardens, SE26 | £400,000

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In General

- Lawrie Park Triangle
- Beautiful detached period building
- Private entrance
- Reception with dining space
- Two double bedrooms
- Bathroom and ensuite
- Direct access to garden
- Excellent transport links
- No onward chain

In Detail

Set within the highly sought after Lawrie Park Triangle in Sydenham, Cecil House is a striking detached Victorian villa of notable presence. Substantial and elegantly symmetrical, featuring a painted stucco façade, classical detailing, and a wide gravel driveway that creates an immediate and impressive sense of arrival.

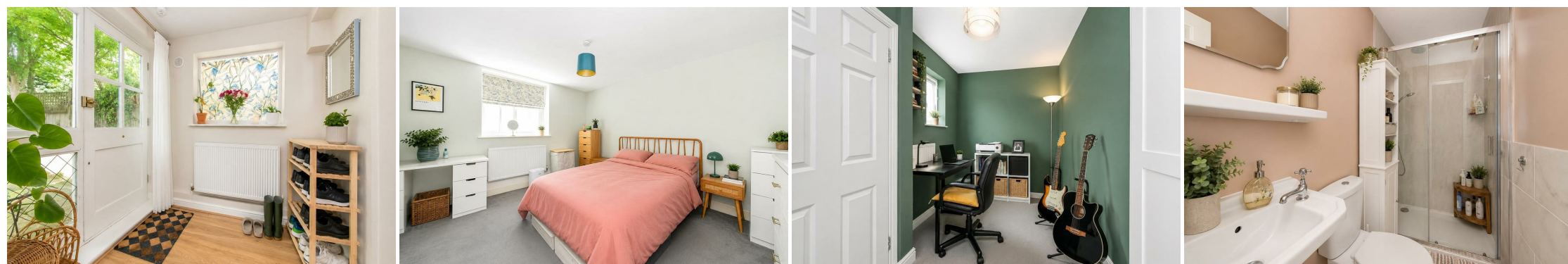
Arranged on the ground floor, this beautifully presented two bed, two bath apartment pairs grand period proportions with calm, contemporary interiors. Benefiting from its own private entrance creates a sense of independence, and green views to the rear gardens enhances the feeling of privacy.

Comprising a good sized reception with space to lounge and dine, as well as a large windows framing a lovely green view, there is a U shaped kitchen with parallel work counters creating a streamlined and practical space where everything is within arm's reach, two double bedrooms, a family bathroom and an ensuite.

The garden offers a cosy, sunlit spot where you can enjoy leisurely evenings outdoors, filled with a variety of mature plants and trees.

Lawrie Park Gardens is one of Sydenham's most desirable residential streets, positioned at the heart of the Lawrie Park Triangle. Excellent transport connections include Sydenham Overground, Penge East services to Victoria, and the 176 bus route to Tottenham Court Road. Moments away you'll also find two vibrant high streets; Sydenham and Penge, with plenty to offer, such as numerous coffee shops, shopping facilities, pubs, restaurants and gyms.

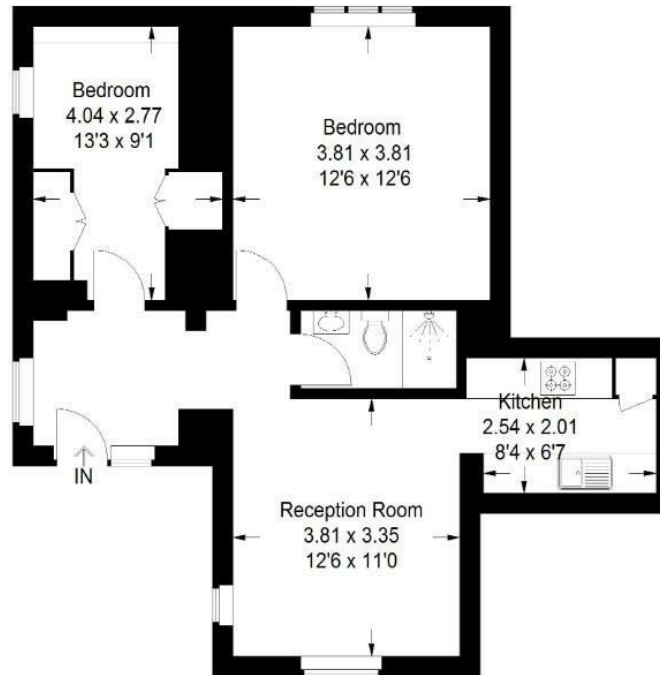
EPC: C | Council Tax Band: B | Lease: 112 Years remaining | SC: £3,428pa | GR: £375pa | BI: TBC



Floorplan

Lawrie Park Gardens, SE26

Approximate Gross Internal Area
57.6 sq m / 620 sq ft



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			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		71	71
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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