



## Lawrie Park Road, Sydenham

Guide Price £300,000



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D

## Property Summary

Guide Price: £300,000 - £325,000

A gorgeous one bedroom period conversion flat offered to the sales market by Propertyworld, This super flat is located in the heart of the Lawrie Park Triangle and ideally positioned for Sydenham mainline station, High Street and an array of cafes, restaurants and amenities. This ideal first time buy

is immaculate, beautifully finished and flooded in light. With high ceilings and big windows, the flat offers a stylish and warm space in which to live.

The details include: the lounge is stunning with incredible natural light, high ceilings and a gorgeous bay window to rear. West facing, the sun streams into the room, through the window all afternoon making it a rare and beautiful space. The room benefits from high ceilings, space for a dining room table and subtle tones. The kitchen looks out to front, and is a generous size with a stunning oak worktop, high gloss units, stainless steel butler sink, attractive tiled splash and open shelves plus a large storage cupboard. The bedroom is a great size with lots of soft light and space for lots of bedroom furniture, fitted carpet and neutral decor. The bathroom is modern with a walk in shower, 2 piece suite and tiled walls.

This is a fab flat - a great location, a great finish and a great first time buy. Call Propertyworld on 0208 488 0011 to view.

EPC rating is D. Council tax is C.

Sydenham Sales  
020 8488 0011  
www.propertyworlduk.net

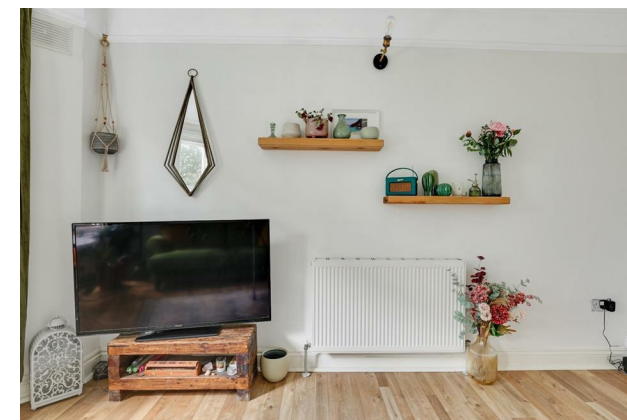
## Property Summary

- One bedroom flat
- Period conversion
- Fabulous location
- Ideal first time buy
- Flooded in light
- Gorgeous kitchen
- Ample free parking
- CHAIN FREE
- Ready for immediate occupation
- Must be viewed

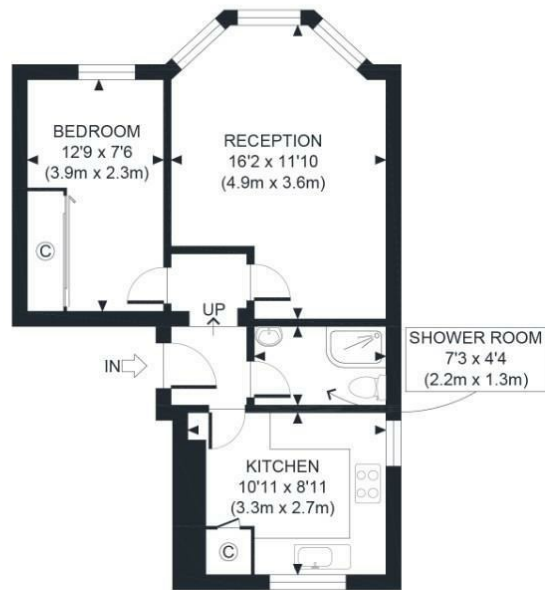
## Our Vendor Loves...

Our Vendor Loves...

"From the moment I moved in I felt a complete sense of comfort and security. It felt instantly like home. The location is fantastic, offering a nice mix of convenience and peace. With the train, bus and high street being nearby, to the leafy, tree lined streets and the beautiful Crystal Palace park just a stones throw from the flat. The neighbours are all really friendly, welcoming and always happy to lend a hand whenever needed. There is definitely a nice sense of community here. I have truly loved every moment I have spent living in the flat and I really hope the next owner enjoys it as much as I have. "



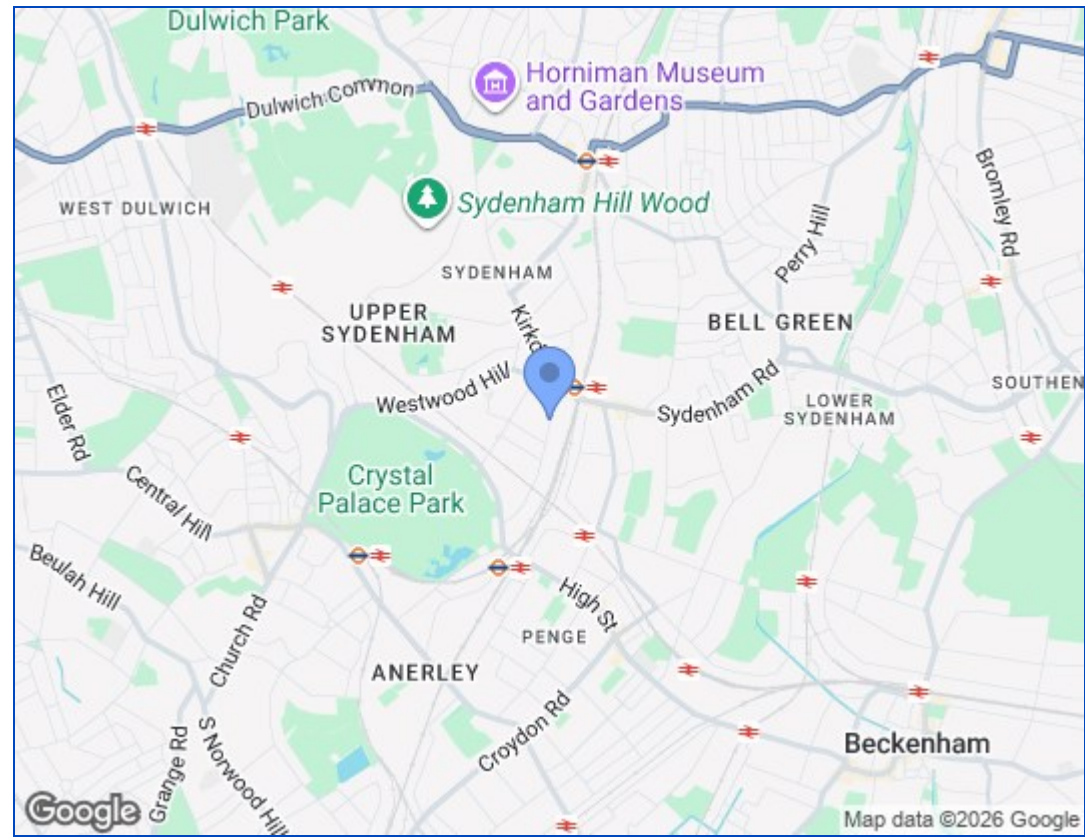




GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 437 SQ FT



<b>APPROX. GROSS INTERNAL FLOOR AREA 437 SQ FT / 41 SQM</b> Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	<b>Lawrie park Road</b> date 11/06/26 
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(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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