



Lawrie Park Road, SE26 | £295,000

02087029777

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

**pedder**  
We live local



# In General

- Superb split level apartment
- Private entrance
- Reception
- Kitchen / breakfast room
- Generous bedroom
- Bathroom
- Off street parking
- Excellent transport links
- No onward chain
- Communal garden

# In Detail

A charming and truly special split level one bed apartment, with communal gardens and off street parking located moments from excellent transport links, great coffee shops and restaurants.

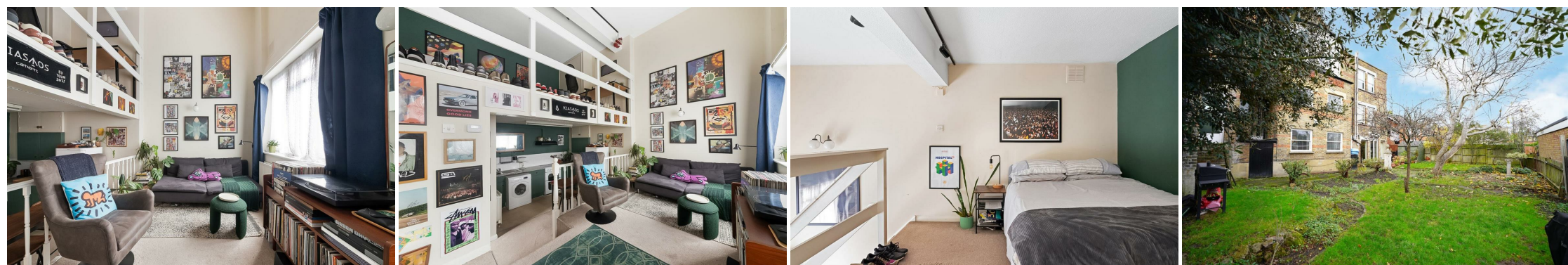
Cleverly arranged over three levels, the property offers an inviting sense of independence and house like privacy. On the ground floor, the private entrance opens into a welcoming hallway that leads up to the main living spaces. The reception room is bright and airy, with generous proportions ideal for both relaxing and entertaining. Thoughtfully styled, it strikes the perfect balance between character and comfort.

The separate kitchen is well designed and practical, offering ample storage and workspace. Upstairs, the bedroom spans its own level, creating a peaceful retreat with space for a king sized bed and additional furnishings. The split-level layout provides a wonderful feeling of separation between living and sleeping areas, enhancing both functionality and charm.

With its private entrance, appealing layout, and distinctive character, this apartment offers something genuinely unique. Perfect for first time buyers or anyone seeking a home that stands out from the rest.

Located in this highly sought after pocket in Sydenham, the location ensures easy access to a wealth of amenities found on the high street, excellent transport links including Sydenham and regular bus routes into Soho and of course, the wonderful green open spaces of Crystal Palace Park, where you will also find a Brown & Green café and a weekly Farmers market.

EPC: C | Council Tax Band: B | Lease : 143 Years remaining | SC: £104.54 | GR: £0 | BI: TBC



# Floorplan

## Ground Floor

Approx. 19.1 sq. metres (205.2 sq. feet)



## First Floor

Approx. 15.2 sq. metres (163.7 sq. feet)



Total area: approx. 34.3 sq. metres (368.9 sq. feet)

Copyright www.pedderproperty.com 2024. These plans are for representation purposes only as Defined by RICS - Code of Measuring Practice. Not drawn to scale. windows and door measurements are approximate. please check dimensions, shapes and compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		69	79
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.