



Lawrie Park Road, SE26 | Guide Price £475,000 to
£500,000

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In General

- Edwardian red brick maisonette
- Characterful and charming
- Generous 20'1ft reception room with bay
- Private garden & balcony
- Two doubles + study
- Excellent transport links
- No onwads chain

In Detail

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Set back from the road in leafy Lawrie Park Triangle, this spacious three-bedroom maisonette occupies the upper floor of an attractive Edwardian red-brick property. Close to Sydenham Overground, it combines generous proportions, period charm and exciting potential.

The bright, well-planned layout separates the living and sleeping spaces. The generous 20'1ft reception room features a wide bay window and opens onto a private balcony.

The dining room and kitchen retain plenty of original character, with a side door leading directly to the private garden. The flexible layout could become an open-plan kitchen and living space, retain a separate dining room or simply be refreshed as it is.

There are three bedrooms, including a generous main bedroom with a large bay window overlooking the garden. Period details add character, while thoughtful updates could create a lovely home.

The private garden is a real bonus—ideal for morning coffee or summer lunches.

Lawrie Park Road is ideally placed for Sydenham, Penge and Crystal Palace, with independent shops, cafes, restaurants and green spaces nearby. Sydenham, Penge East and Penge West stations are within easy reach, with regular buses to Soho. Crystal Palace Park and its popular weekend market are also a short walk away.

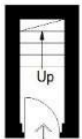
EPC: D | Council tax band: C | Lease: 100 yrs | SC: Ad hoc | GR: Nil | BI: TBC



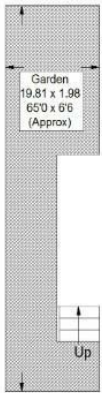
Floorplan

Lawrie Park Road, SE26

Approximate Gross Internal Area
100.0 sq m / 1076 sq ft



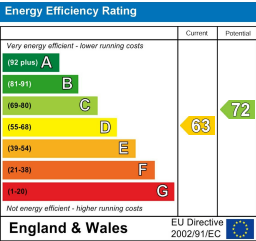
Ground Floor



(Not Shown In Actual Location / Orientation)

First 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.



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