



Lawrie Park Road, London

£425,000



Property Summary

Guide Price: £425,000 - £450,000

Propertyworld is proud to act as sole agents on this spacious, two double bedroom GROUND FLOOR apartment with SHARE OF FREEHOLD, located in the prestigious 1930s mansion block - FOUNTAIN COURT. Available for the first time in 22 years, this charming flat is an ideal choice for discerning first-time buyers, through to those looking for an elegant, low-maintenance residence without compromising on space.

With access to an outside seating / patio area, this ground floor flat is flooded in light, with big rooms and beautifully proportioned accommodation throughout. Offered in excellent condition, the flat includes:

You enter directly into a spacious and well-appointed entrance hallway, from which all rooms can be accessed. There is a gorgeous lounge measuring in excess of 16ft, with a large bay window to the front overlooking the sunken formal gardens, fish pond and fountain, plus a feature fireplace, bespoke recess shelving and neutral decor. The kitchen is fitted with an extensive range of timeless neutral wall and base units, premium Corian-style solid worktops, tiled splashbacks and a full suite of high-quality integrated appliances, including a dishwasher. The kitchen also benefits from having the original built-in Welsh dresser — which is beautiful — and a newly installed combi boiler (installed December 2024).

There are TWO genuine DOUBLE bedrooms — the master measures in excess of 14ft, is located to the rear and includes an original fireplace — plus a bathroom with a three-piece suite and tiled floor. A significant addition is the large built-in utility cupboard, which is fully plumbed and powered, providing a discreet, multifunctional utility and storage space. This super flat opens into a patio seating area to rear. Further features include: ORIGINAL WOODEN FLOORS, LONG LEASE, SHARE OF FREEHOLD, double glazing, stunning communal front gardens and much more. Call Propertyworld on 020 8659 1005 to be the first to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

- Two bedroom flat
- 1930s mansion block
- Large 74sq2 footprint
- Share of freehold & rare to market
- Incredible location
- Ground floor with access to outside patio
- Ideal first time buy
- New Worcester Bosch boiler (Dec 24)
- Superb transport links
- EPC rating is C / Council tax is C

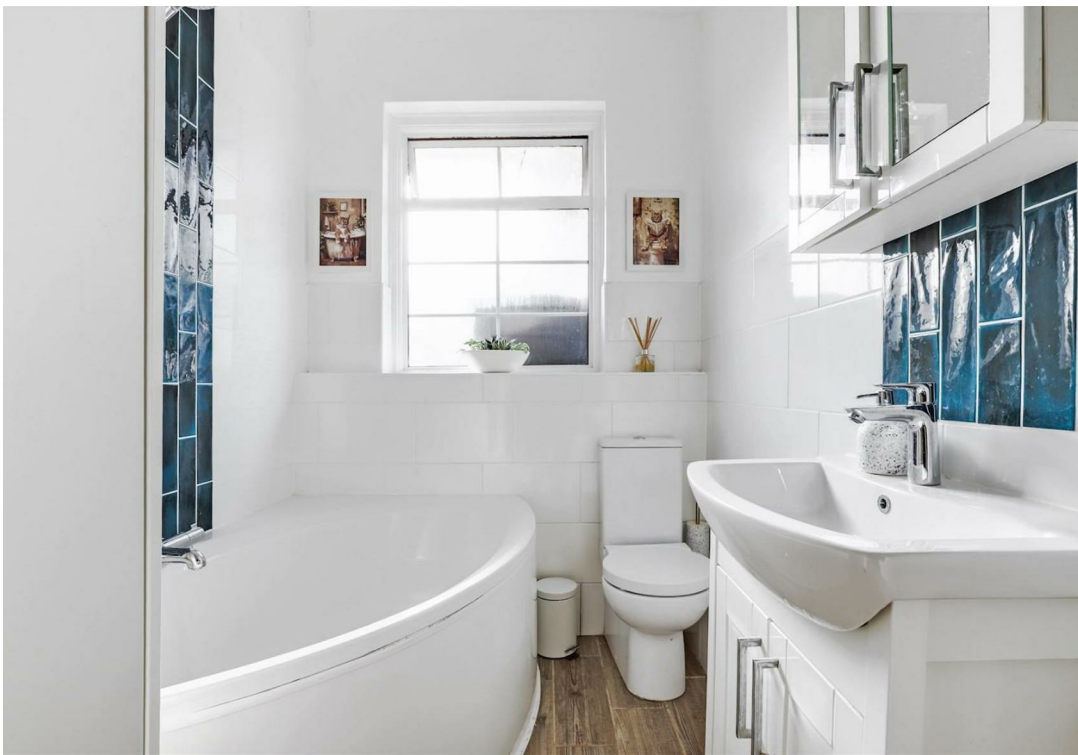
Our Vendor Loves...

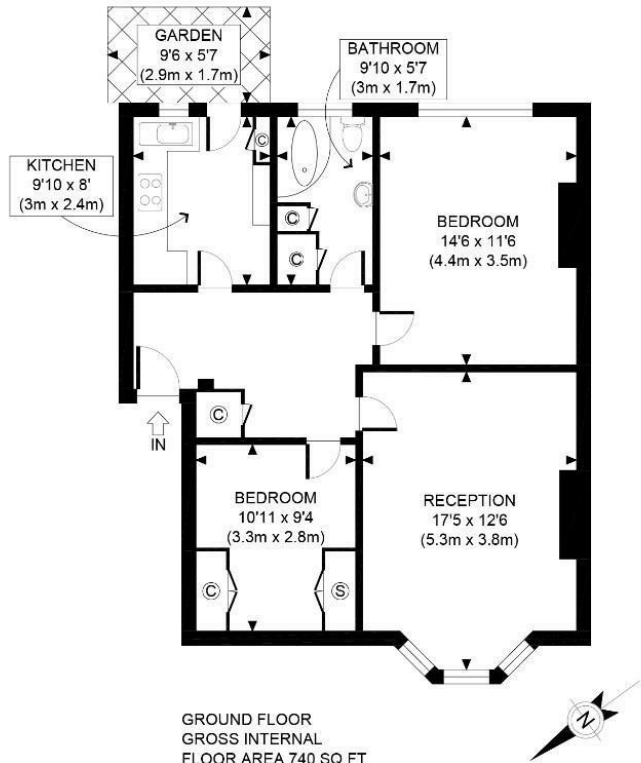
Our Vendor Loves...

"We are so sad to leave this flat; we honestly thought it would be our forever home. We've lived here at Fountain Court for 22 years and fell in love with it the first time we saw it. All the rooms are a great size, have high ceilings and are all really well-proportioned and bright. Our favourite spot is definitely the living room. It has a beautiful bay window that looks right out over the sunken formal gardens and the fish pond. We also love our patio because it has direct access straight into the main gardens. It's such a peaceful place to sit and listen to the birds or enjoy the morning and afternoon light, and it's where we love to have a drink in the evening no matter what the weather or time of year.

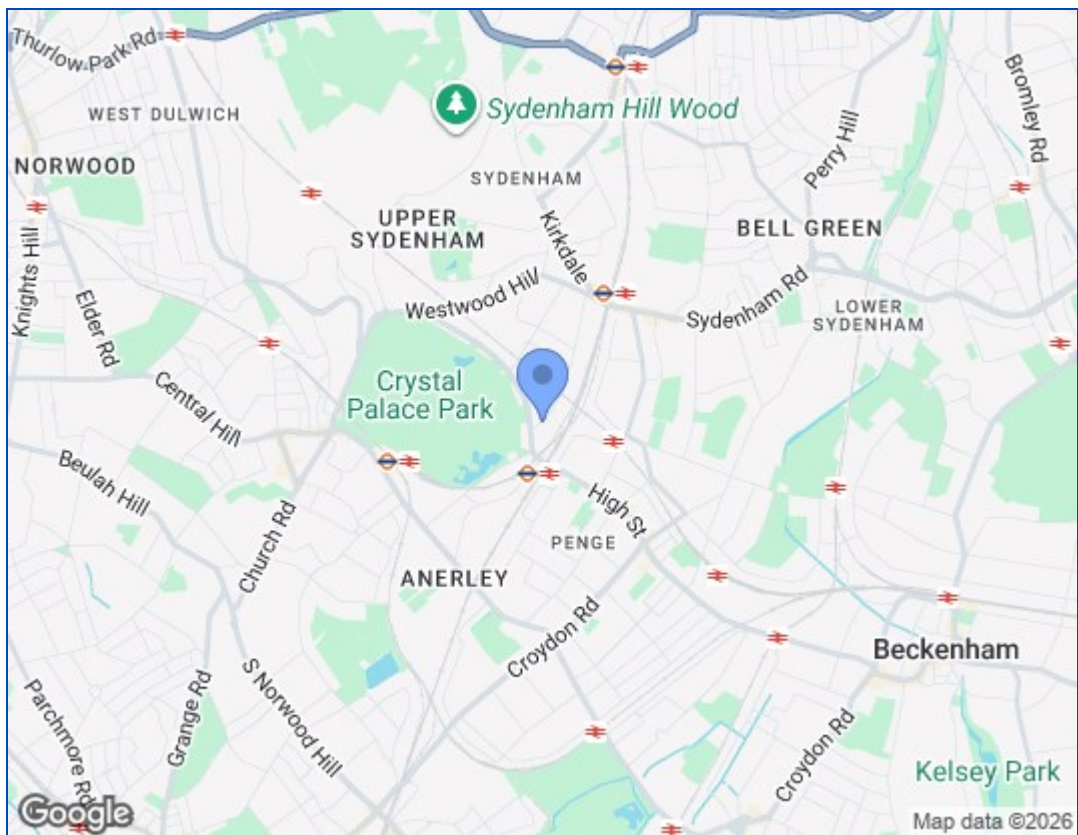
There's a real sense of community here, and many of our neighbours have become great friends"







APPROX. GROSS INTERNAL FLOOR AREA 740 SQ FT / 69 SQM	fountain court
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	date 24/03/26 photoplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	

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