



Lawrie Park Road, SE26 | £650,000

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# In General

- Gorgeous red brick maisonette
- Characterful and charming
- Reception opening into private garden
- Dining room with space to host
- Two double bedrooms
- Bathroom with classic fittings
- Seperate WC
- No onward chain
- Excellent transport links

# In Detail

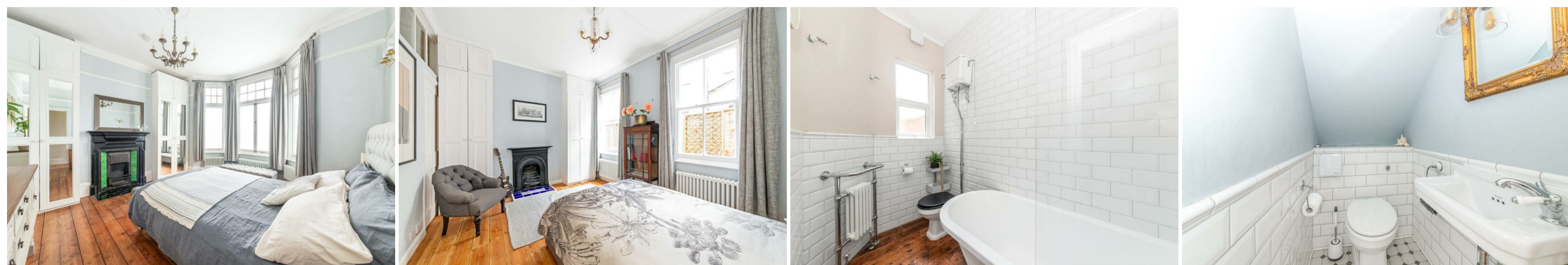
Set back from the road within the Lawrie Park Triangle, this two double bedroom maisonette with private garden sits within an attractive row of red brick Edwardian properties, overlooking established front gardens with a relaxed, natural feel, moments from Sydenham Overground and the surrounding coffee shops and green spaces of Sydenham.

The layout is well balanced and easy to live in, all arranged across the ground floor, with a natural emphasis on light and connection to the garden. At the rear, the main reception room is bright and welcoming, with a wide bay and French doors that open straight onto the garden. It's a lovely, relaxed space with original floorboards underfoot and a cast iron fireplace with glazed tiling adding character and warmth. The dining room sits at the centre of the property and retains its original layout, with a separate area housing the cooker. It has been thoughtfully arranged with plenty of storage, wooden worktops and a deep Butler's sink, balancing practicality with character. A separate utility area keeps day to day life neatly tucked away, and a side door provides additional access to the garden. There are two really good sized double bedrooms, both enjoying floor to ceiling fitted storage, a beautiful bathroom and a separate WC, both finished in a simple, classic style with quality fittings.

The garden sits just off the reception room and works as a natural extension of the living space, especially in the warmer months.

Lawrie Park Road is well placed for Sydenham, Penge and Crystal Palace, with a great mix of coffee shops, restaurants and independent shops nearby. Sydenham, Penge East and Penge West stations are all within easy reach, along with bus routes into Soho. Crystal Palace Park is also a short walk away, offering open green space, regular events and a popular weekend market.

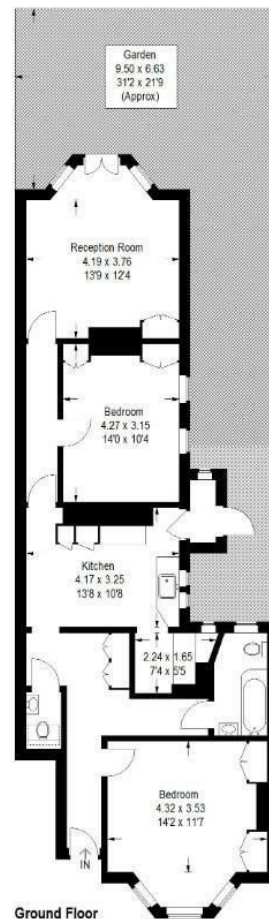
EPC: D | Council Tax Band: C | Lease: 991 Years remaining | SC: £0 | BI: £500pa



# Floorplan

Lawrie Park Road, SE26

Approximate Gross Internal Area  
93.1 sq m / 1002 sq ft



Ground Floor

= Reduced headroom below 1.5 m / 5'0"

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		59	73
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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