



Ragwort Court, London

Asking Price £375,000



2



1



1



D



Property Summary

Propertyworld is proud to act as sole agents on this fabulous, CHAIN FREE, two bedroom mid century flat with a 900 YEAR LEASE & PRIVATE BALCONY. Ragwort Court is located in the heart of the Lawrie Park Triangle and as such benefits from a quiet yet incredibly convenient location - ideal for the centre of Sydenham with its array of local shops, restaurants and cafes, plus TWO mainline stations and the ever beautiful Crystal Palace Park. Rare to the market, Ragwort Court is a masterpiece of post war, low rise, low density, modernist housing. Occupying a large corner plot in Lawrie Park Gardens, the architects took great care in setting the buildings back from the road within a canopy of trees and shrubs which serves to both soften the look of the development and give the occupants a beautifully quiet and attractive environment in which to live. With ample off street parking to front, it really is a unique and rather fabulous development.

The property itself is superb and an idea FIRST TIME BUY. It is spacious, flooded in natural light, with generous room sizes and beautifully proportioned accommodation throughout. With loads of handy storage, the basic details are: 24ft lounge with double glazed patio door leading directly to the BALCONY, completed with laminate floor & neutral decor. The kitchen is separate could be opened we believe and includes an extensive range of wall and base beech units, large double glazed window which floods the room in light, integrated electric hob, electric oven and combi boiler. There are two genuine DOUBLE bedrooms and a spacious family bathroom which includes tiled walls, three piece & shower over bath. The BALCONY is intently private, and sun drenched. Offered CHAIN FREE, this superb flat is fabulous and priced competitively to sell. Call Propertyworld on 0208 488 0011 to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

- Two bedroom flat
- Modern, post war
- Fabuloos mid century developemnt
- CHAIN FREE
- Ideal first time buyu
- Extended 900 YR LEASE
- Excellent condition
- Fabulous location
- PRIVATE BALCONY
- EPC rating is D, council tax is C

Our Vendor Loves...

"It has been a great flat and a very happy home. The location is great and its so easy to walk into Sydenham and Crystal Palace Park"

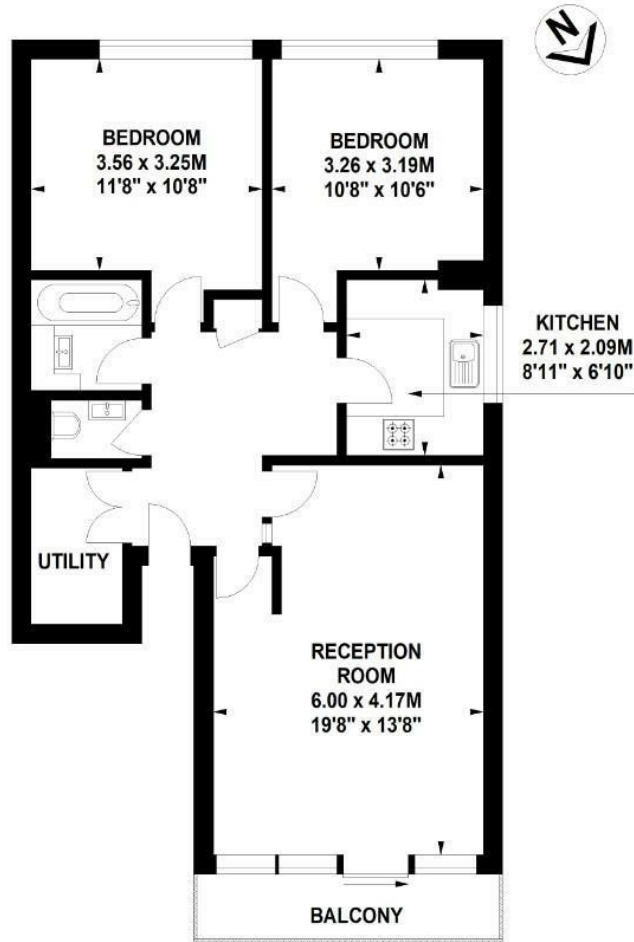




Ragwart Court

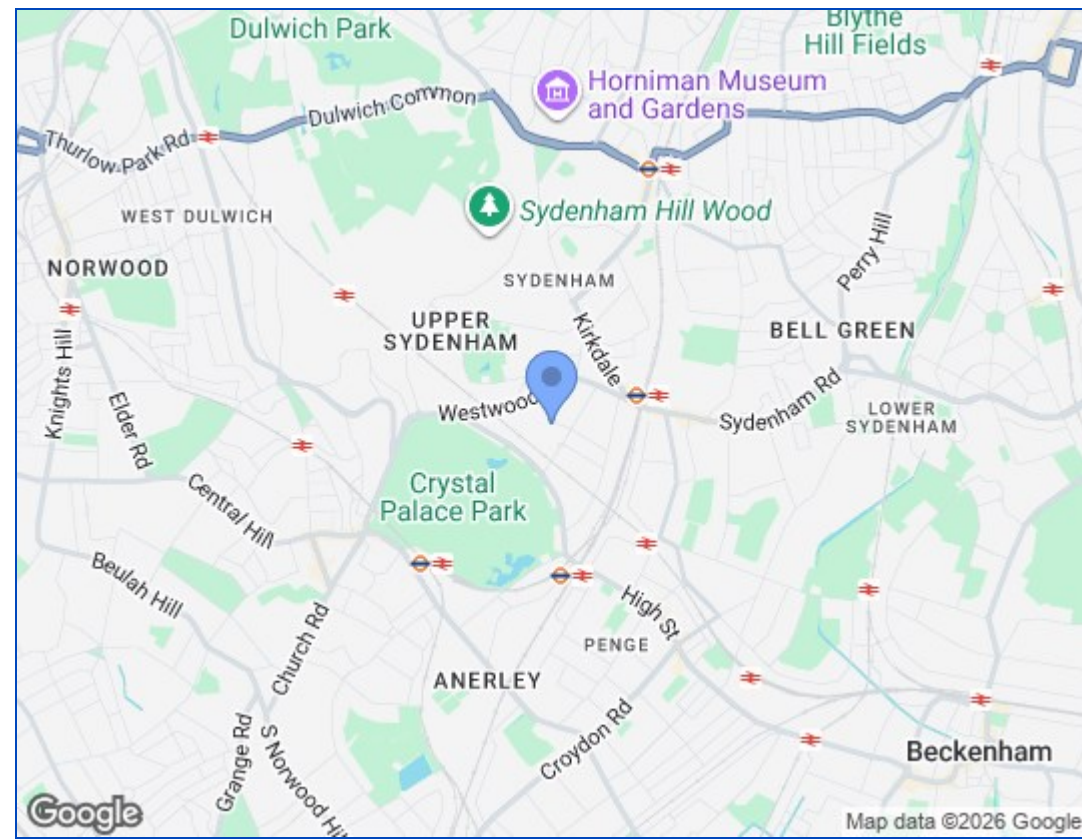
APPROXIMATE GROSS INTERNAL AREA

73.48 m² / 791 sq ft



Second Floor

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | 67 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

