

Lawrie Park Road, SE26 | Guide Price £425,000

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In General

- Park Court Development
- Elevated, peaceful setting
- Superb living space
- Kitchen with breakfast bar
- Two good double bedrooms
- Modern shower room
- Beautifully maintained communal gardens
- Close to Crystal Palace Park
- Excellent transport links

In Detail

* Guide price £425,000 to £450,000*

An impressive apartment set within this highly sought after development, Park Court in Sydenham.

Sandown House forms part of this iconic development built by Cannon and Gibberd who are well known for their advances in architectural designs. Offering superb lateral accommodation means they offer much more true living space, and were brilliantly built with double floors, to eliminate noise.

Located within a quieter part of the development, away from the main flow of foot traffic, the property enjoys a good degree of privacy and a particularly tranquil atmosphere. Occupying the top floor, the apartment consists of superb living space, which is wide and bright, large windows amplify the space and frame the beautifully maintained gardens, a dining area also provides the perfect space for hosting dinners and parties. There is an L shaped kitchen providing a streamlined and practical space where everything is within arm's reach, and a shower room finished in a neutral tiling. There are also two well-proportioned double bedrooms, providing excellent flexibility for a generous guest room or home office space. Being enveloped by lush greenery ensures that all rooms benefit from lovely leafy views.

The property sits within easy reach of bars, restaurants and the excellent transport links that this part of South East London is known and loved for, including Penge East (London Victoria), Penge West (Overground) and Sydenham rail. Moments away is Crystal Palace Park offering 200 acres of open space, numerous leisure activities and music events. There is also a Brown & Green café and a weekly Sunday Farmers Market.

EPC: C | Council Tax Band: C | Lease: 974 years remaining | SC: £2,550pa | GR: N/A | BI: Inc in SC





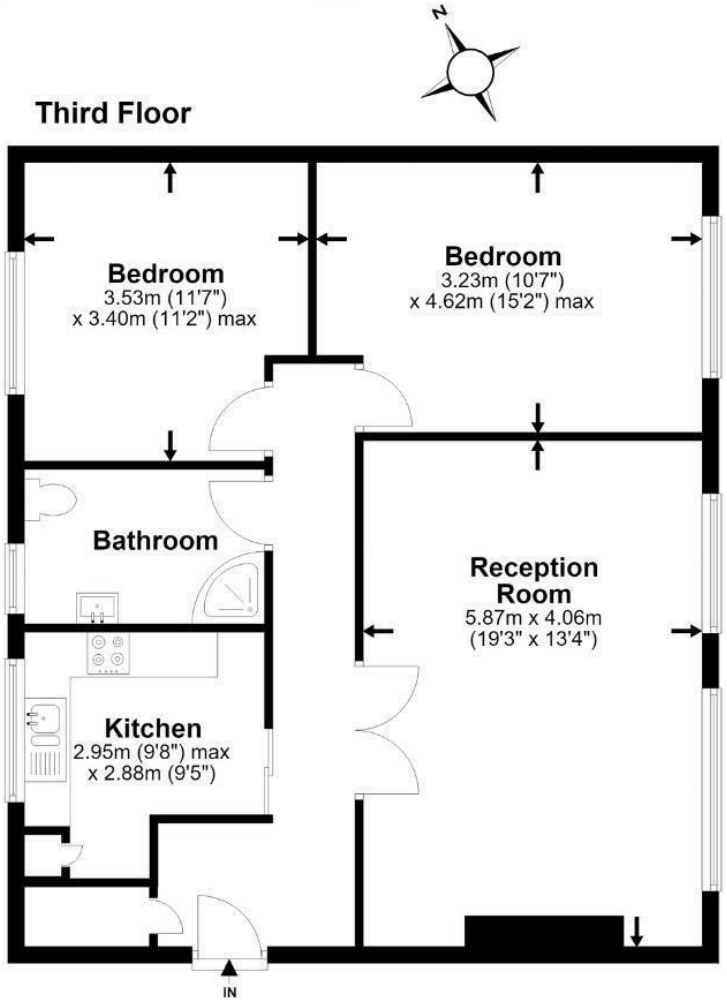


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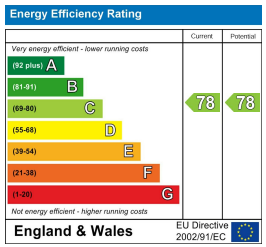
Floorplan

Sandown House, SE26
Total* = 77.2 sq. m / 830.8 sq. ft
Third Floor = 77.2 sq. m / 830.8 sq. ft

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*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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