



Springfield Road, SE26 | Guide Price £400,000

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In General

- Tranquil green views
- Reception of 17'3 ft
- Separate kitchen
- Two double bedrooms
- Bathroom
- South facing garden
- Off street parking
- Close to Crystal Palace Park
- Excellent transport links

In Detail

Guide price £400,000 - £425,000

Positioned on the top floor of the ever popular Coniston Court, within the Lawrie Park Triangle, this bright and spacious two double bed apartment enjoys far reaching views, a private south facing balcony and the advantage of an allocated off street parking space.

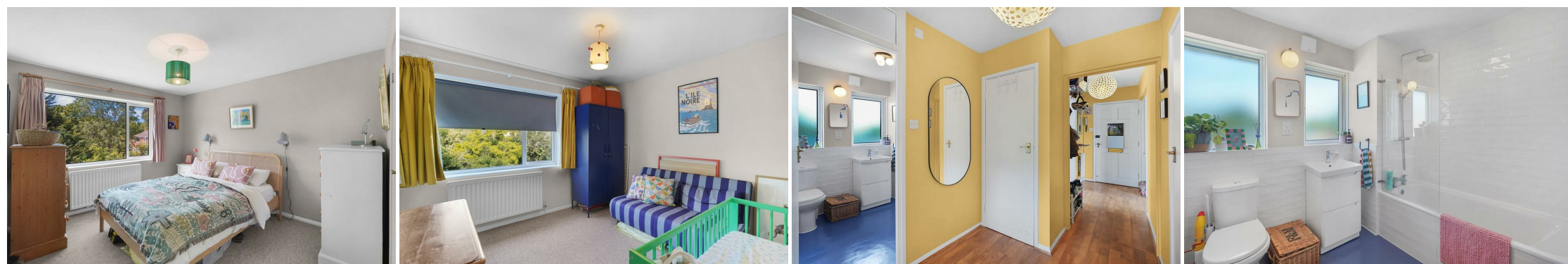
The apartment showcases many of the qualities that make 1950s homes so enduringly popular; well balanced proportions, practical layouts and large windows designed to maximise natural light.

Occupying the top floor, the result is a wonderfully bright home with an effortless sense of space and elevated views across the surrounding greenery. The accommodation centres around an expansive reception room, which opens directly onto the private balcony overlooking beautifully maintained communal gardens. A spacious dining area within the reception room provides an ideal space for entertaining, while the separate kitchen offers excellent storage and practicality. Both bedrooms are generous doubles, and a well appointed family bathroom completes the living accommodation.

The property is offered with a Share of Freehold, adding further appeal.

Coniston Court enjoys an enviable position opposite Sydenham Tennis Club and within easy reach of the open spaces of Crystal Palace Park. Excellent transport connections are nearby, including Sydenham, Penge West and Penge East stations, providing convenient services to London Bridge, London Victoria and the London Overground network. The 176 bus provides a direct route to Soho and the 197 connects Croydon with Peckham, making commuting across London straightforward.

EPC: C | Council Tax Band: C | Lease: 83 Years remaining | SC: £1,800pa | BI: Inc in SC




Floorplan

Coniston Court, SE26

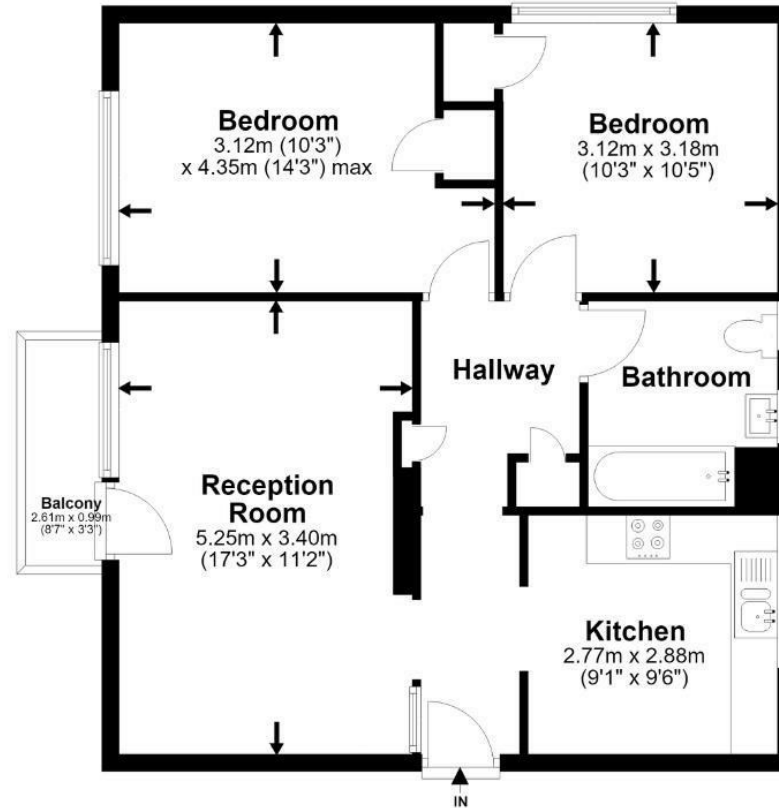
Total* = 64.2 sq. m / 691.0 sq. ft

Second Floor = 64.2 sq. m / 691.0 sq. ft

 = Reduced head room below 1.5m



Second Floor



*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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
(61-91) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	79
EU Directive 2002/91/EC			

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