



81 Lawrie Park Road, SE26 | £425,000

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# In General

- Superb lateral living space
- Light, bright accomodation
- Generous reception with space to lounge and dine
- Two double bedrooms
- Kitchen
- Bathroom
- Plenty of storage
- Moments from Crystal Palace Park
- Excellent transport links

# In Detail

A beautifully presented two bed apartment offering bright, spacious accommodation, set within a well maintained development with communal gardens and allocated off street parking, all in a highly desirable Sydenham location.

Ashleigh Court is a discreet, low density development located in the sought after Lawrie Park Triangle, surrounded by mature greenery and just moments from the open spaces of Crystal Palace Park.

These thoughtfully designed homes showcase classic modernist architecture, with accommodation arranged on the first floor, perfectly positioned to enjoy uninterrupted views across the communal gardens from the main living spaces.

The property comprises a generous living room filled with natural light through large windows, a well appointed kitchen with ample storage and work surfaces, two double bedrooms, and a stylish bathroom. The living and dining areas overlook beautifully maintained rear gardens framed by mature trees, creating a peaceful and inviting outlook.

The location is really well connected, very close to both Penge East and Penge West rail, a number of coffee shops, restaurants and shopping facilities along the high street. Crystal Palace Park is a stroll away and has a weekly Sunday market, offers 200 acres of space and benefits from a Brown & Green cafe, perfect for a spot of lunch.

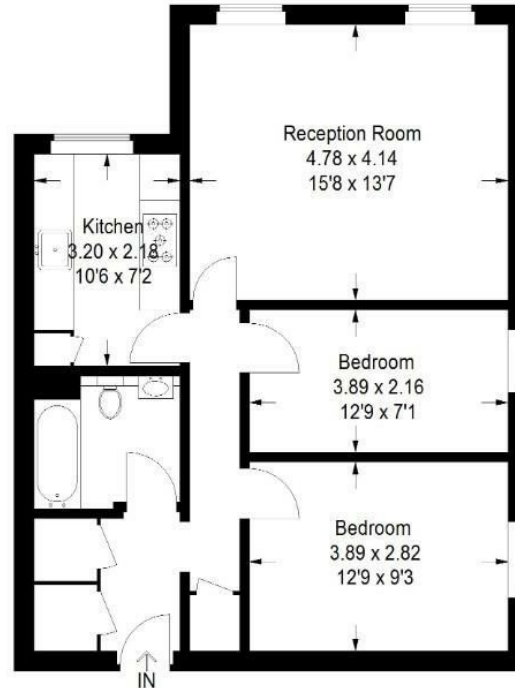
EPC: B | Council Tax Band: C | Lease: 985 Years remaining | GR: £20pa | SC: £2,000pa | BI: Inc. in SC



# Floorplan

## Ashleigh Court, SE26

Approximate Gross Internal Area  
63.2 sq m / 680 sq ft



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B		81	83
69-80) C			
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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