



Lawrie Park Road, SE26 | Guide Price £290,000

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# In General

- Charming one bedroom apartment
- Characterful building
- Double bedroom
- Split level
- Off street parking
- Chain free
- Excellent transport links

# In Detail

**\*Guide Price £290,000 - £300,000\*** A charming one-bedroom period apartment, offering generous proportions and characterful features throughout, offered for sale with no onwards chain.

The well-designed layout provides a comfortable double bedroom, a contemporary kitchen, and a modern bathroom, making this flat an ideal first-time purchase, downsize, or investment.

With excellent ceiling height and open views, there is a wonderful sense of space and an abundance of natural light throughout this property. Comprising a generous reception with plenty of space to lounge and dine, as well as a large bay window framing a lovely green view. The double bedroom is equally impressive with plenty of room to accommodate a king-sized bed and further storage units.

Further benefits include off-street parking and access to a beautifully maintained communal garden, perfect for enjoying the outdoors in a peaceful setting.

Located in this highly sought after pocket in Sydenham, the location ensures easy access to a wealth of amenities found on the high street, excellent transport links including the Overground and direct trains to London Bridge, regular bus routes into Soho and of course, the wonderful green open spaces of Crystal Palace Park, where you will also find a Brown & Green café and a weekly Farmers market.

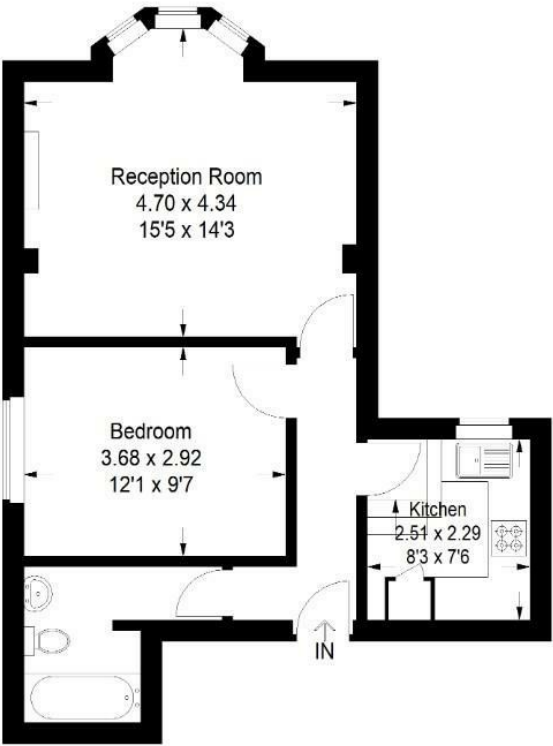
EPC: C | Council Tax Band: B | Lease: 985 years remaining | SC: £3,226 pa | GR: £0 | BI: Incl. in SC



# Floorplan

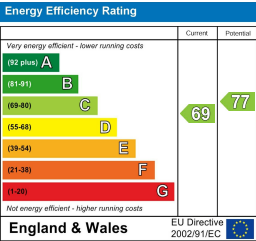
Lawrie Park Road, SE26.

Approximate Gross Internal Area  
45.7 sq m / 491 sq ft



## First Floor

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