



Lawrie Park Road, SE26 | Guide Price £450,000

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In General

- Superb 1930's apartment
- Park Court Development
- Two receptions
- Two double bedrooms
- Kitchen
- Bathroom
- Beautifully maintained grounds
- Excellent transport links
- Designed by renowned architect Frederick Gibberd
- Features a double-floor construction to reduce noise

In Detail

Guide price £450,000 - £475,000

Positioned on the ground floor of this attractive 1930s building, this superb apartment offers a rare combination of generous proportions, character and a close connection to its leafy surroundings. With direct outlooks onto the gardens and surrounding greenery, the home enjoys a calm and inviting atmosphere while benefiting from easy accessibility.

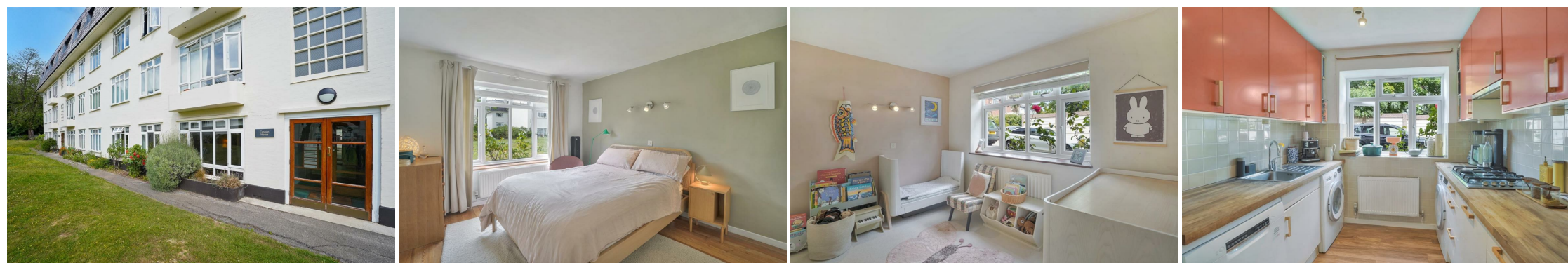
True to the style and scale of 1930s architecture, the apartment provides impressive lateral living space, thoughtfully arranged to maximise comfort and flexibility. The layout also creates a seamless flow between rooms, enhancing the sense of openness and making the apartment ideally suited to modern living.

Rich in period charm, the reception room showcases beautiful original features, including a striking pillar and original wood floorboards, while expansive windows draw in natural light and create a bright, welcoming environment. A dedicated dining room offers an excellent space for entertaining and provides valuable flexibility, with potential to adapt into a third bedroom or home office if desired. The well designed kitchen features parallel work surfaces and opens into the living space creating a sociable setting for cooking and socialising.

The apartment further comprises two generously proportioned double bedrooms, each offering ample space for comfort and relaxation. Both rooms comfortably accommodate double beds, additional furnishings and benefit from fitted storage. Their versatile proportions allow for a range of furniture arrangements, creating comfortable and uncluttered living spaces.

The location is well connected enjoying convenient access to excellent transport links, coffee shops, bars and restaurants, alongside the extensive recreational amenities of Crystal Palace Park, including open green spaces, a Brown and Green and the popular weekly farmers' market.

EPC: C | Council Tax Band: C | Lease: 975 Years remaining | SC: £2549.99pa | BI: TBC




Floorplan

Cannon House, SE26

Total* = 70.3 sq. m / 756.2 sq. ft

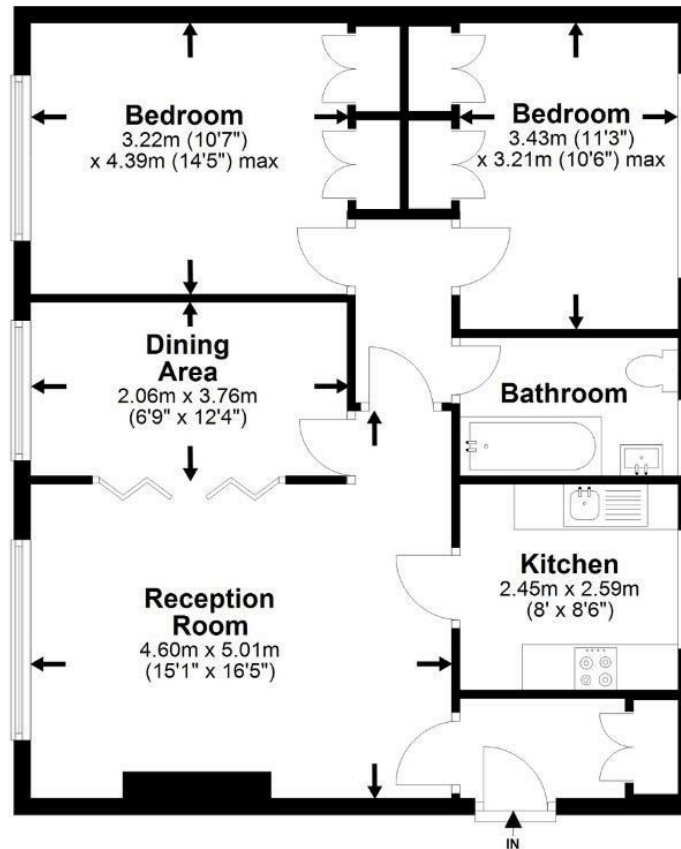
Ground Floor = 70.3 sq. m / 756.2 sq. ft

 = Reduced head room below 1.5m

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Ground 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			
81-101) B			
69-80) C		74	80
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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