



Lawrie Park Road | SE26 6DP



Offers Over £400,000
Leasehold

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Lawrie Park Road,

Fantastic top floor period conversion flat offered chain free with two double bedrooms, 15' lounge, 161 year lease remaining, residents parking, secluded communal garden, double glazing, original features, ample storage and entry phone set within a highly desirable location, moments from Sydenham Station, conveniently located for local independent shops, eateries and bars, Crystal Palace Park and Alexandra Recreation Ground

Property Features

- Council Tax: C
- EPC Rating: E
- Two Double Bedrooms
- Period Conversion Flat
- Chain Free



Interior

Communal Entrance Part opaque glazed wooden communal entrance door, carpet, stairs to top floor.

Entrance Hall Wooden entrance door, radiator, laminate flooring, dado rail.

Lounge Double glazed window to front, Velux window to side, radiator, dado rail, fireplace, laminate flooring.

Kitchen Velux window to side, range of fitted wall and base units with work surface over, one and a half bowl stainless steel sink unit with mixer tap, oven, hob and extractor to remain, space for fridge/freezer, plumbing for washing machine, cupboard housing boiler, tiled splash back, laminate flooring.

Bedroom One Double glazed window to front, radiator, laminate flooring.

Bedroom Two Velux window to side, radiator, carpet.

Bathroom Velux window to side, radiator, three piece bathroom suite comprising of: panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc, part wood panelled walls, tiled flooring.

Exterior

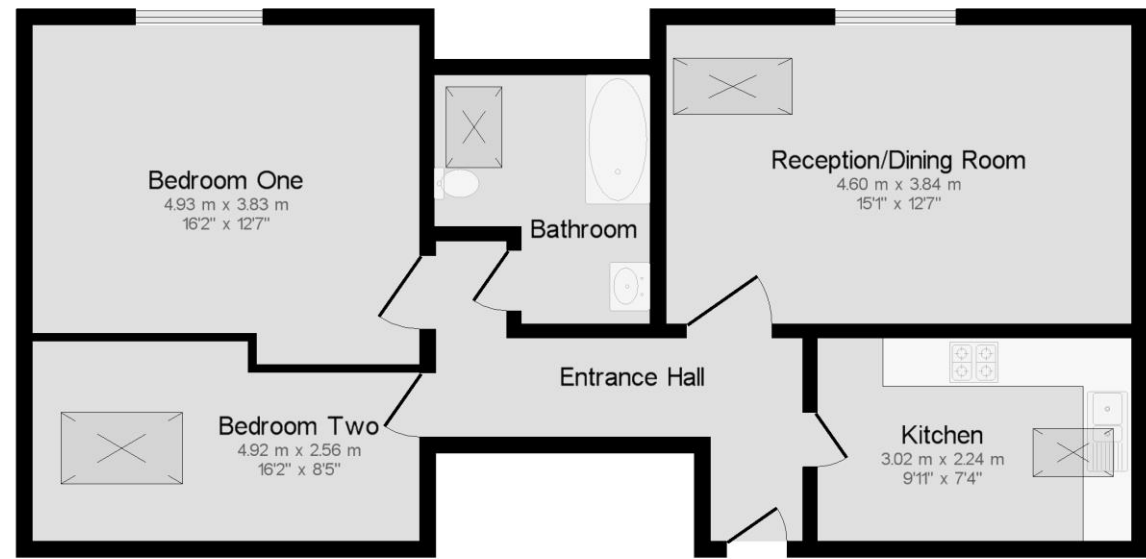
Communal Garden Mainly laid to lawn, flower and shrub borders, side access.

Allocated Parking Space

Leasehold Information

Time remaining on lease: Approx. 161 years and 6 months

Service Charge: £473.82 Per annum (which includes a £60.00 management fee) (There is also a £35 per month fee which goes into a sinking fund)



This plan is illustrative only, its details cannot be relied upon and no liability is taken for any errors.

Floor Plan

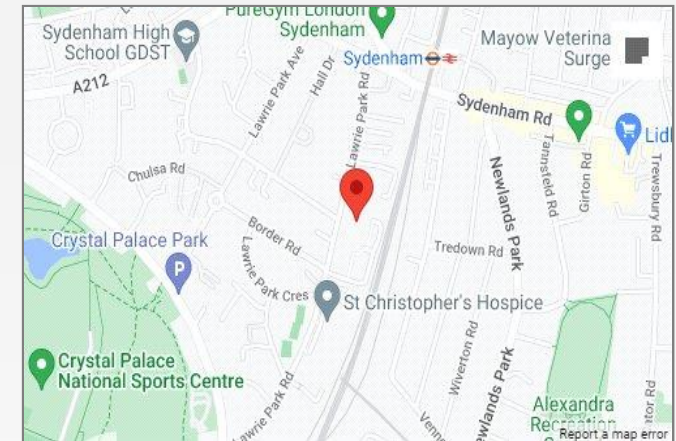
Total approx floor area: 872.7 ft² (81.1 m²)
Floor Plan: 872.7 ft² (81.1 m²)





Property Location

Lawrie Park Road, SE26 6DP



*All distances from branch postcode. Train time from nearest station.

Additional Information

Two Double Bedrooms

Period Conversion Flat

Chain Free

16" Bedroom

161 Year Remaining Lease

Top Floor

Allocated Parking

Secluded Communal Garden

Ample Storage

Entry Phone

Original Features

Moments from Sydenham Station

Conveniently located for local independent shops, eateries and bars, Crystal Palace Park and Alexandra Recreation Ground

FOR MORE INFORMATION
CONTACT US TODAY.

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