



Lawrie Park Road | London, SE26 6DS



Asking Price £180,000 Leasehold



# Lawrie Park Road, London

Charming ground floor modern purpose built flat offered chain free with one double bedroom, leasehold, residents parking, pleasant communal garden, double glazing, ample storage, entry phone, in need of TLC offering fantastic potential set within a sought-after location on the prestigious Lawrie Park Triangle, excellently located for Sydenham and Penge West Station, conveniently located for High Street and Crystal Palace Park

## Property Features

- Council Tax: C
- EPC Rating: D
- One Double Bedroom
- Modern Purpose Built Flat
- Chain Free
- Leasehold
- Ground Floor
- Residents Parking
- Pleasant Communal Garden
- Double Glazing
- Ample Storage
- Entry Phone
- In Need of TLC
- Fantastic Potential



## Interior

### Communal Entrance

**Entrance Hall** Built in cupboard, carpet, radiator.

**Lounge** Double glazed windows to rear, carpet, radiator.

**Kitchen** Double glazed windows to side, range of wall and base units, laminate flooring, stainless steel sink, space for oven, plumbed for washing machine, laminate flooring.

**Master Bedroom** Double glazed windows to side, carpet, radiator

**Bathroom** Double glazed windows to side, panelled bath, wash hand basin, low flush wc, laminate flooring, heated towel rail

## Exterior

Residents parking

Pleasant communal garden mainly laid to lawn with shrubs.

## Leasehold Information

Time remaining on lease: 60 years

Ground Rent: £100.00 per annum

Service Charge: £642.10 per annum

## Additional Information

Situated in the prestigious Lawrie Park Triangle

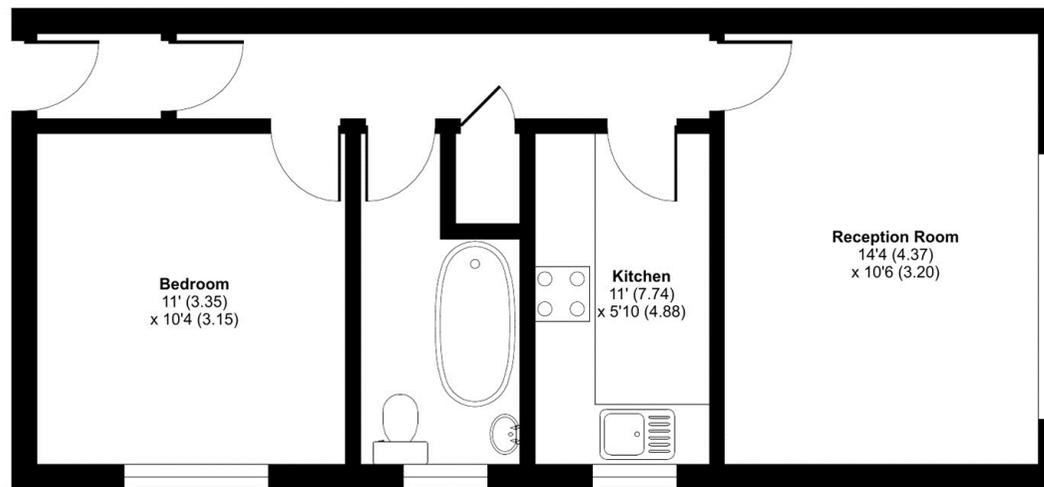
Excellent location for Sydenham and Penge West Station

Conveniently located for High Street and Crystal Palace Park

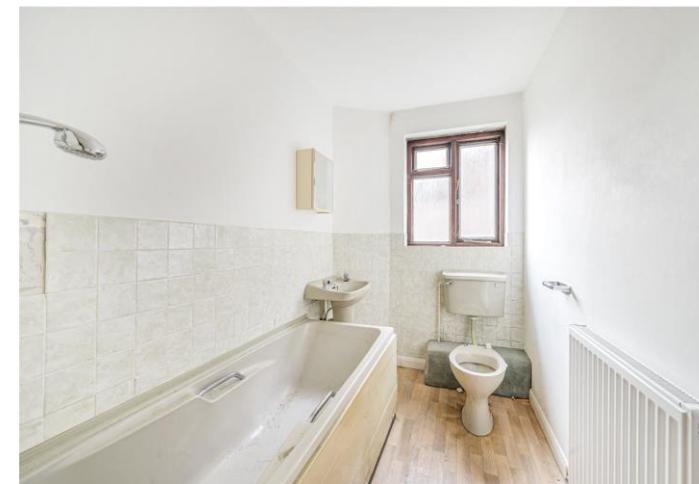


Approximate Area = 480 sq ft / 44.5 sq m

For identification only - Not to scale



GROUND FLOOR





## Property Location

Lawrie Park Road, London, SE26 6DS



**FOR MORE INFORMATION  
CONTACT US TODAY.**

020 8776 6660  
Robinson Jackson  
256 Kirkdale,  
Sydenham,  
London SE26 4NL  
sydenham@robinson-jackson.com

