



Lawrie Park Avenue, Sydenham

Asking price £440,000

3 1

propertyworld

Property Summary

Propertyworld is proud to act as sole agents on this fabulous three bedroom ground floor apartment with PRIVATE ENTRANCE and PRIVATE GARDEN. This rare property is located on arguably Sydenham's best road - Lawrie Park Avenue - and as such is in the heart of Upper Sydenham, virtually opposite St. Bartholomew's church and a short stroll to Sydenham mainline station, restaurants and shops.

The property is spacious with generous rooms and beautifully proportioned accommodation throughout. With its own PRIVATE ENTRANCE, lots of natural light and a LARGE private garden, this is a special find. The details include: there is a welcoming entrance hallway, decorated in neutral tones with laminate flooring, the spacious lounge looks out over the front garden and includes feature fireplace with gas inset fire, bespoke recess shelving, two tones walls and laminate flooring plus space for a dining room table and chairs, the kitchen opens directly into the fabulous rear garden, with lots of wall and base high gloss units, oak worktop, tiled floor and splashback plus neutral tones, there are three bedrooms - all nicely presented and flooded in light - plus a family bathroom with white three piece suite and shower, tiled floor and tiled walls. The garden is gorgeous and 50% bigger than neighbouring gardens (having added half of the neighbours garden in the past) including a large patio and mature lawn to centre. The property also includes an EXTENDED LEASE (800+ year lease) Great location, great size, great layout with a great garden. Call Propertyworld on 0208 488 0011 to view.

Key Features

- Three bedroom maisonette
- Ground floor
- Modern property
- PRIVATE GARDEN
- Private entrance
- EXTENDED LEASE (800+YRS)
- Fabulous location
- Lawrie Park Triangle
- Flooded in light
- Front garden
- Ideal first time buy
- Must be viewed

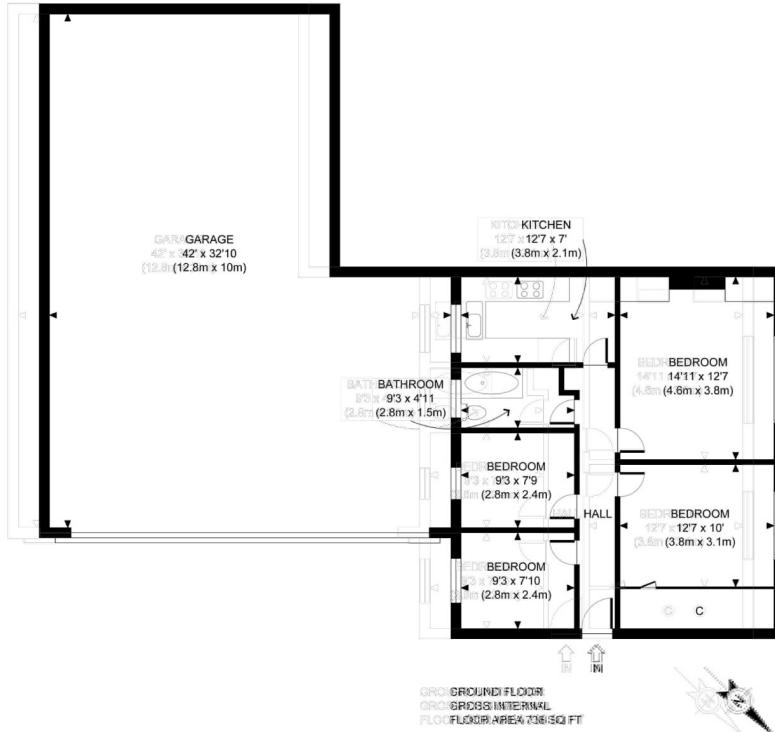
Our Vendor loves...

Our Vendor Loves....

"When buying the property I was sold on its location within the Lawrie Park Triangle. Great access to local parks, schools, local amenities and two well served train stations. The property itself has given me a separate work space indoors and a fantastic extended outdoor garden space which has been great for relaxing and entertaining. I also never tire of the some quiet time watching the world go by from the large lounge windows."



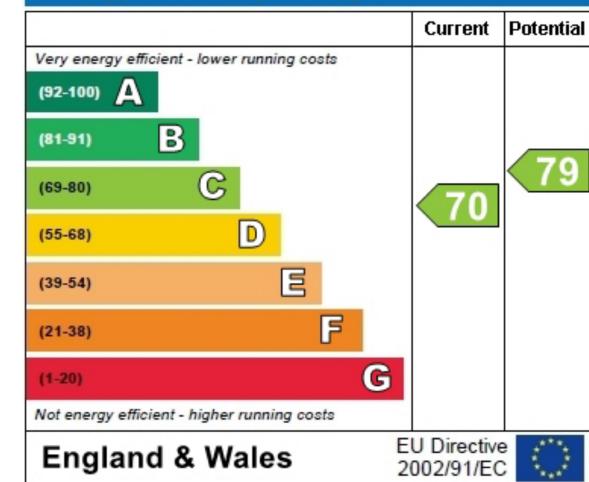




APP APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1918 SQ FT / 178 SQM

APP APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 736 SQ FT / 68 SQM

Energy Efficiency Rating



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