



## Lawrie House, Crystal Palace Park Road, London, SE26

£394,000

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Now presenting the property to the market, this provides a fantastic opportunity for a first-time buyer looking for that first step on the property ladder.

This excellent one bedroom flat is situated on the third floor of a fantastic modern development offering fantastic views over a quiet gated development and situated opposite Crystal Palace Park. The flat comprises a lovely open plan living, kitchen and diner, a spacious bedroom, contemporary bathroom and offers an abundance of storage.

The property benefits from an allocated parking space, bike shed, lift access, communal garden, gas central heating, double glazed windows and a private balcony. You will also be pleased to know that there are 12 years remaining on the NHBC warranty

### Floor Area

649 sq. ft.

### Tenure

Leasehold

### Service Charge

£1958.88 per annum

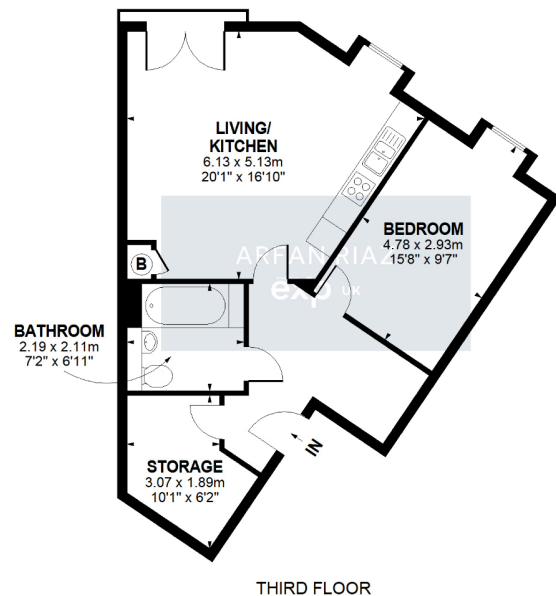
### Ground Rent

£0 per annum

- QUOTE REF 0255
- Abundance of storage throughout
- Allocated parking space | Private balcony
- Long lease
- Fabulous one bedroom flat | 649 sq ft
- Private balcony
- Excellent transport links
- Opposite to Crystal Palace Park



**Lawrie House,  
Crystal Palace Park Road, London, SE26**  
APPROXIMATE GROSS INTERNAL AREA: 60.3 M<sup>2</sup> ... 649 Ft<sup>2</sup>



All attempts have been made to ensure the accuracy of this floor plan. All measurements of doors, windows, directions, room measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for display purposes only and not to scale. The total floor area is not a guarantee, should be used as an approximation and not be used on the basis of valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	