



Lawrie House, Sydenham

£160,000

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## Property Summary

### SHARED OWNERSHIP - SHARED OWNERSHIP

Propertyworld is delighted to present this immaculate, one bedroom, third floor flat with two balconies in Lawrie House, Crystal Palace Park Road. The purchase price represents 40% ownership of the property. The flat is on the third floor of an attractive, modern development that was built three years ago and overlooks the stunning Crystal Palace Park. The property is offered with a private allocated parking space and comes with a lease of 123 years. The flat boasts all of the usual high spec features you would expect of a property built in the last three years. Bright and airy, with an abundance of natural light, the property has a warm, attractive and contemporary feel. The standout feature is the stunning open plan living and kitchen which is almost 21 ft x 18ft and comes with access to one of the two balconies. The kitchen features high gloss white wall and base units with integrated appliances which contrast with the dark worktop and wooden flooring. There is a generous bedroom with another balcony overlooking Crystal Palace Park and a modern well equipped bathroom with a three piece white suite and thermostatic shower over the bath.

Shared ownership represents a brilliant way to get on the property ladder. You have the option of purchasing a larger share (or all of the remaining 60%) owned by Moat housing at any point in the future.

The location is hard to beat, on Crystal Palace Park Road, with views of the park and just a short walk to Penge West train and overground station. Both the Penge and Crystal Palace with their array of cool bars, restaurants and cafés are close by and easily reached on foot.

## Key Features

- Shared ownership
- Purchase price is 40% share
- One bedroom
- Third floor
- Less than 3 years old
- Two balconies
- Huge open plan lounge kitchen
- Opposite Crystal Palace Park
- Stunning views
- Private allocated parking
- Communal Gardens



## Our Vendor loves...

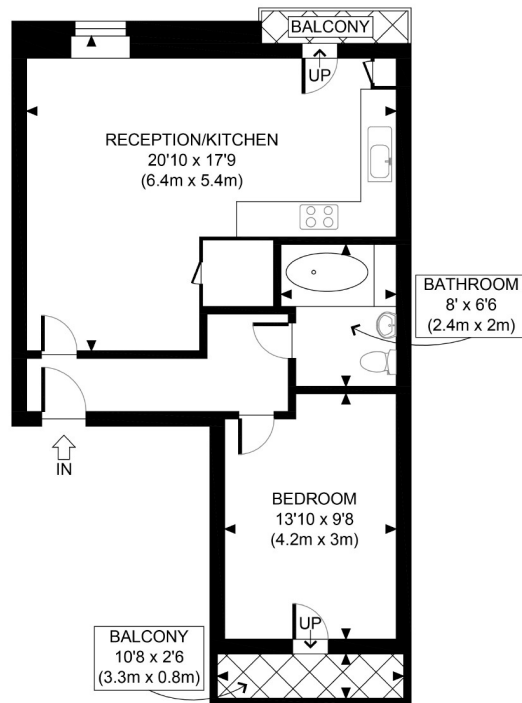
### Our Vendor Loves...

"We have loved the location of this modern flat. Within 30 seconds you can be in Crystal Palace Park, which has so much to offer! The centre of Crystal Palace is a short walk away which has an array of restaurants, cafes, bars and the amazing Everyman Cinema. The transport links are brilliant too! We have three train stations within walking distance to different London station hubs, including London Bridge, London Victoria and Clapham Junction as well as Kent and Surrey. Penge West is also on the London Overground line to Hackney and Shoreditch, which has been fab. There is a bus stop right outside the flat to Central London and Bromley. The flat is decorated beautifully with all the modern appliances you would need. The flat has access to SkyQ too, which has been brilliant!."

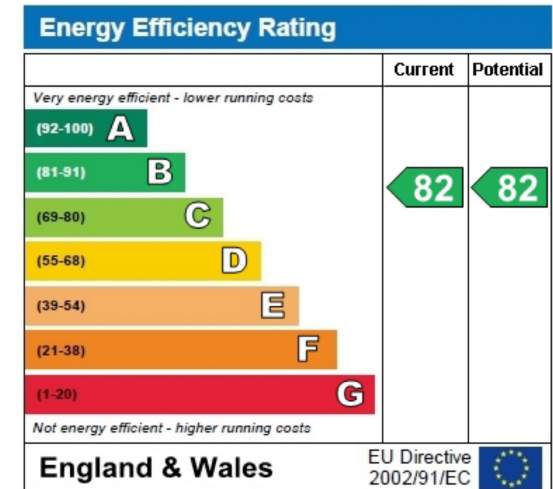








THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 555 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 555 SQ FT / 52 SQM  Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Lawrie HSE
	date 16/12/20
	photoplan

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