



Ashleigh Court
Lawrie Park Road
London
SE26 6EX

Offers in Excess of £332,000

bettermove

Lawrie Park Road London

Bettermove are proud to present this 2 bedroom flat in London located close to Crystal Palace Park available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via a garage. The council tax band is C.

The property is tenanted and can be sold vacant on possession - rental yields can be obtained through Bettermove.

This is a share of freehold property with 977 years remaining on the lease; the ground rent is £45 per annum and the service charge is approximately £2,700.

The interior of this well presented property comprises a spacious reception room with dining area, the fitted kitchen, two bedrooms and the family bathroom. The exterior boasts a communal garden, perfect for enjoying the summer months.

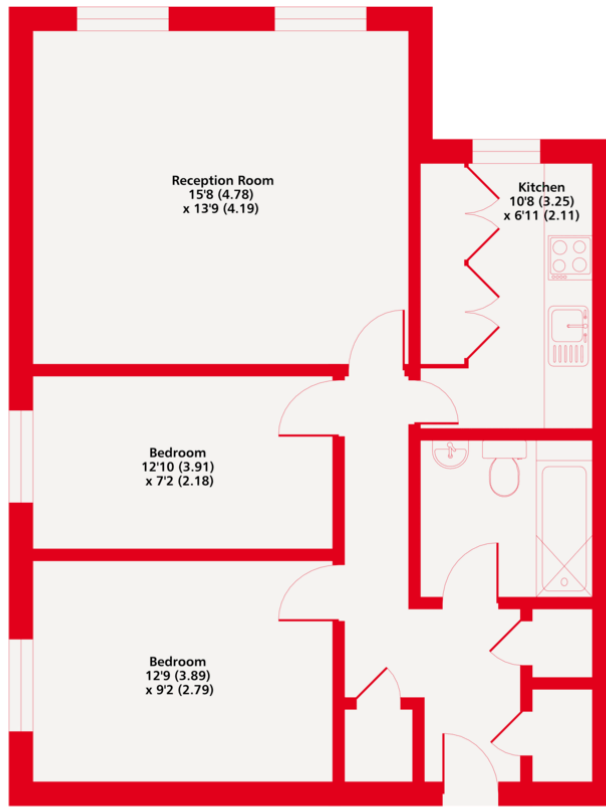
Located in a sought after residential area, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the nearest Overground station of Penge West, which is only 4 minutes away.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.





Ground Floor

Lawrie Park Road, SE26
Approximate Area = 685 sq ft / 63.6 sq m
For identification only - Not to scale

Kinleigh Folkard & Hayward



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Kinleigh Folkard & Hayward. REF: 889106

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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