

0247 401 2020 | enquiries@globalhouseestates.com

## LAMBOURNE HOUSE, PENGE, LONDON

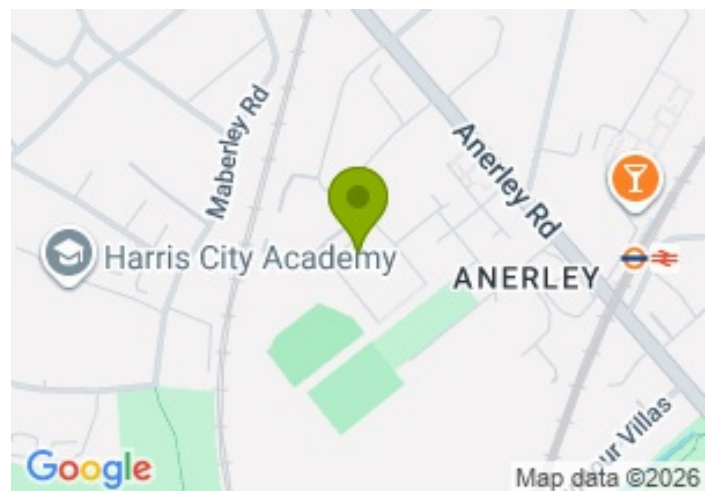
£450,000.00



FOR SALE



- Two-bedroom, two bathroom apartment
- South-facing private balcony
- Allocated parking
- Excellent transport links
- Communal garden & children's playground
- Secure & modern development
- Chain free
- Healthy length of lease



## Property Description

Located on the third floor of the modern Apple Yard development, completed in 2019, this beautifully presented two-bedroom, two-bathroom apartment offers a peaceful setting within a charming residential neighbourhood.

Upon entering, you are greeted by a spacious hallway featuring a useful storage room, which then flows into a bright and spacious open-plan living and dining area, thoughtfully designed to maximise both comfort and functionality. Floor-to-ceiling double-glazed windows allow the natural light to flow throughout the apartment, while the south-facing balcony provides the perfect space to relax. The modern fully fitted kitchen is seamlessly integrated into the living space, complete with quality appliances and ample storage space.

The property comprises two well-proportioned double bedrooms, including a spacious master bedroom benefiting from a stylish en-suite bathroom. A further modern family bathroom is finished to a high standard and accessible from the second bedroom and the rest of the home/ the hallway.

The property further benefits from an allocated car parking space within the gated part under the development. Tucked away from the main road, the development offers a peaceful and private setting with a secure communal garden and a children's playground.

The property is within easy reach of Anerley, Penge and Crystal Palace, all offering an excellent selection of independent cafes, restaurants, local shops and green open spaces such as the Crystal Palace Park.

Excellent transport links are within easy reach, with nearby Anerley Station offering convenient connections into central London and beyond via the Railway and Windrush services.

The property is offered with vacant possession. Please contact Global House Estates for further information.

Service charge: approximately £2483 per annum

Length of lease: approximately 241 years remaining

Ground rent: £434 per annum

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

## Viewing

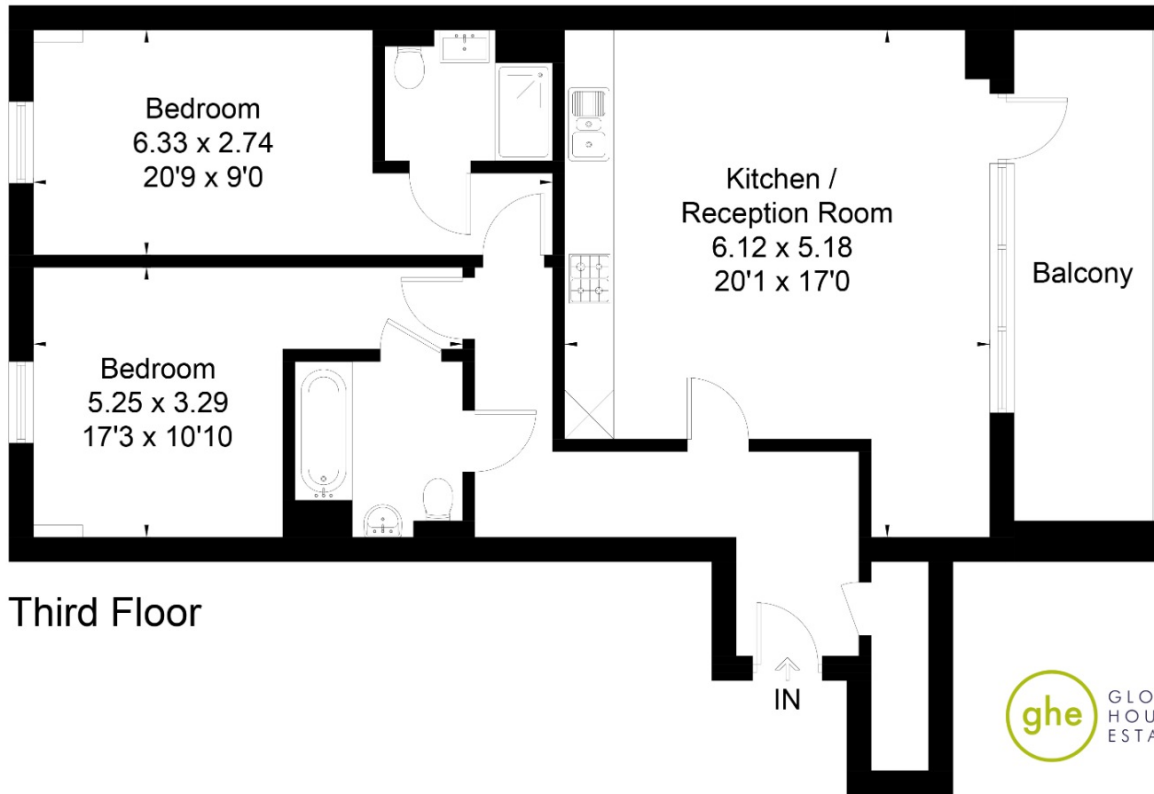
Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

# Floor plan

Approximate Floor Area = 77.1 sq m / 830 sq ft

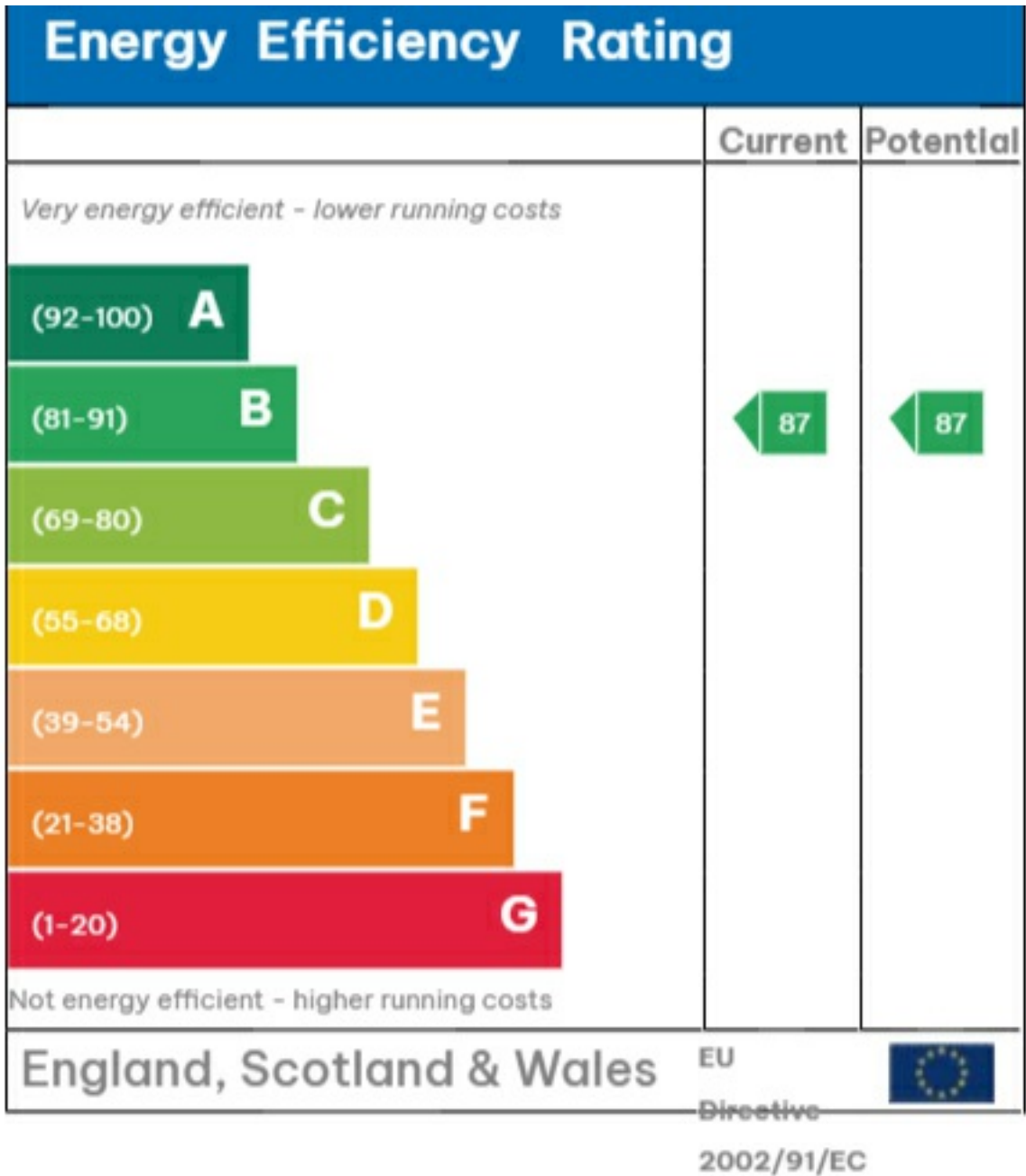


Third Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108236

# EPC







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