



Lullington Road, London, SE20

OIEO £350,000 *Leasehold*



Situated on Lullington Road in SE20, this bright and well-presented two-bedroom purpose-built apartment offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, professionals, downsizers, or investors alike.

The property comprises a welcoming porch leading into the apartment, a generous and light-filled separate lounge providing an excellent space for relaxing and entertaining, and a well-equipped fitted kitchen with ample storage and worktop space.

KEY FEATURES

- Leasehold
- Two Bedrooms
- Purpose Built
- Dedicated Home/office Study
- Well-presented & Ready To Move Into
- Excellent Transport Links
- Close to Crystal Palace Park, Local Shops, Cafés & Restaurants



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There are two well-proportioned bedrooms, together with a dedicated office space, ideal for those working from home or requiring a separate study area. The accommodation is presented in good decorative order throughout, creating a home that is ready to move into. To the rear of the building, residents can enjoy access to attractive, well-maintained communal gardens, providing a peaceful outdoor setting to relax, unwind, or enjoy the warmer months.

Lullington Road is conveniently positioned within easy reach of a wide range of local amenities. The Crystal Palace Triangle offers an excellent selection of independent cafés, restaurants, bars and boutiques, while nearby Penge and Anerley provide supermarkets, everyday shopping facilities and leisure amenities. Residents can also enjoy the open green spaces of Crystal Palace Park, renowned for its sports facilities, scenic walks and famous dinosaur sculptures.

The property benefits from excellent transport connections. Crystal Palace Station, Anerley Station, and Penge West Station are all within easy reach, offering London Overground services and National Rail links to London Bridge, London Victoria, Canada Water, Shoreditch High Street and beyond. A variety of local bus routes also provide convenient access to Bromley, Croydon, Lewisham and Central London.





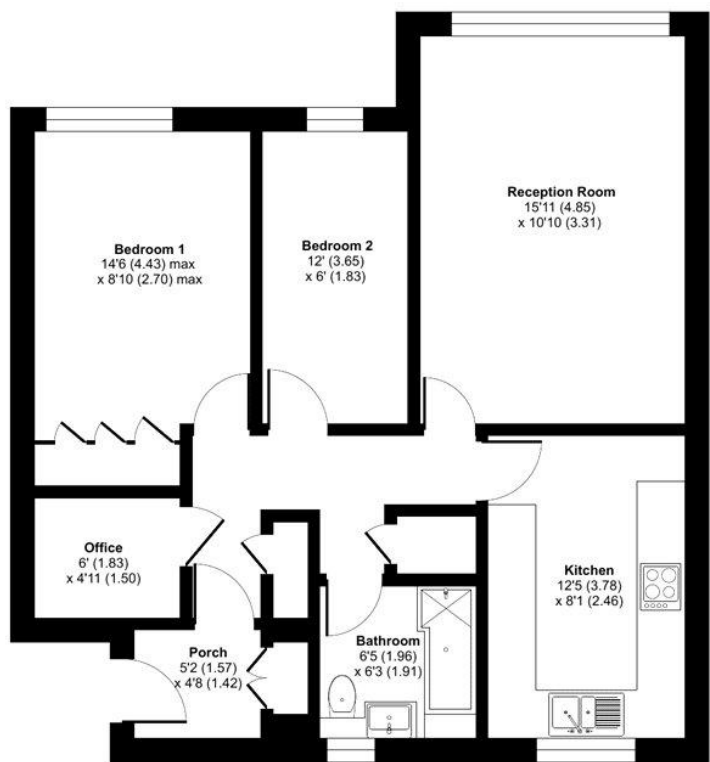
MATERIAL INFO

Tenure: Leasehold
Term: 99 year and 4 months
Service Charge: £1311.48 per annum
Ground Rent: £10 Annually
Council Tax Band: C
EPC rating: C

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Approximate Area = 686 sq ft / 63.7 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2026. Produced for Winkworth Crystal Palace. REF: 1488458

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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