



## Lullington Road, SE20

£725,000 *Freehold*



Winkworth is pleased to offer to the market this recently renovated and modernised three-bedroom house for sale on Lullington Road, moments from Crystal Palace Park.

The recently renovated and modernised property comprises 3 generous bedrooms with garden views, a large reception room with lots of natural light, an open-plan dining room and newly fitted kitchen with space to readily entertain and hosts guests or family

### KEY FEATURES

- 3 generous bedrooms
- A spacious outdoor patio and private garden
- Recently renovated/modernised throughout (ready to move into)
- Newly fitted kitchen and bathroom
- Walking distance to Crystal Palace Park
- Close to well-regarded local schools



Crystal Palace

02038693222 | [crystalpalace@winkworth.co.uk](mailto:crystalpalace@winkworth.co.uk)

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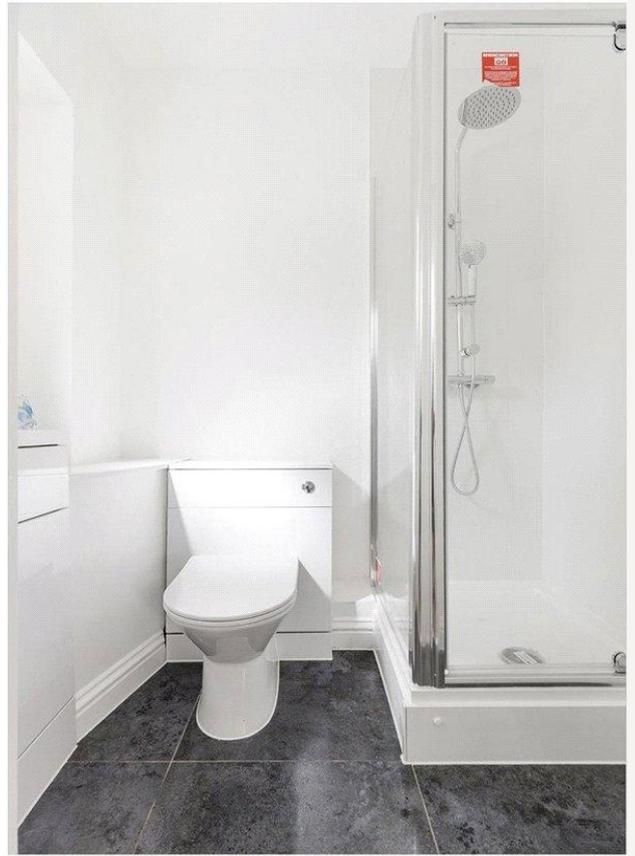
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with additional access out onto the private patio garden, a brand-new bathroom, and the potential to extend (with permission already granted for a loft conversion).

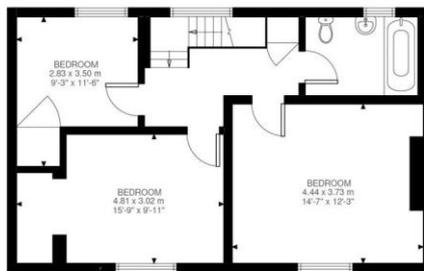
Perfectly located for Crystal Palace Park & Triangle which offers an abundance of independent shops, cafes, bars & restaurants for residents to enjoy. You are also within easy reach of excellent transport links: Penge East, Penge West, and Crystal Palace stations all nearby, with fast trains to London Bridge and Victoria, plus the Overground to Shoreditch. The property also benefits from its closeness to well-regarded local schools in the Crystal Palace Area.



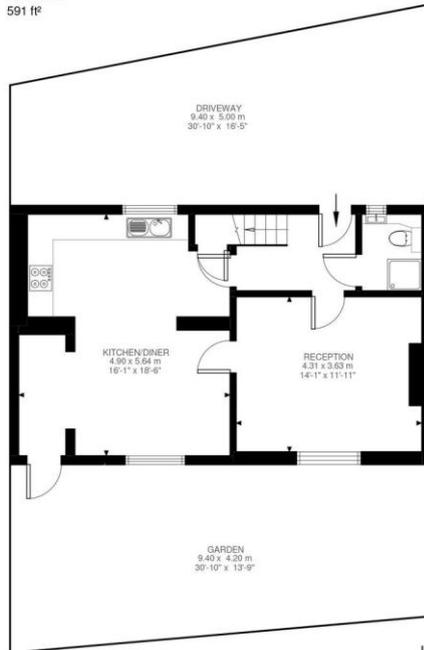


## MATERIAL INFO

**Tenure:** Freehold  
**EPC rating:** D



First Floor  
591 ft<sup>2</sup>



Ground Floor  
563 ft<sup>2</sup>

Lullington Road, SE20  
Approximate Gross Internal Area  
107.21 SQ.M / 1154 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 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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