

## LAWRIE PARK PLACE

LONDON SE26

Welcome to Lawrie Park Place,  
a gated, boutique development  
of 27 contemporary four and five  
bedroom houses close to  
Crystal Palace Park.





## A TRANQUIL, ESTABLISHED RESIDENTIAL SETTING

Lawrie Park Place has been designed as an exclusive residential development which reflects and interprets the Victorian character of the surrounding area.

The properties are accessed off Springfield Road and Lawrie Park Crescent, and comprise a collection of generously proportioned family houses built in a traditional style brick. The 'Contemporary Victorian' design theme is further enhanced using feature gable roofs finished in slate and Victorian style casement windows. Every house has its own front and rear garden and two parking spaces or parking space and garage.



# CLOSE TO SEVERAL CELEBRATED SOUTH LONDON VILLAGES

Lawrie Park Place benefits from proximity to several of south London's most celebrated 'villages'. Dulwich Village, East Dulwich, Crystal Palace and Sydenham's own Kirkdale High Street are all easily accessible.

### SYDENHAM

- 1. Fox's Pub
- 2. Pure Gym
- 3. Tennis Club
- 4. The Bridge
- 5. Blue Mountain Cafe
- 6. Kirkdale Bookshop & Gallery
- 7. Well Being Health Foods
- 8. The Dolphin
- 9. Beer Rebellion
- 10. Le Petite Bouchée

### EAST DULWICH

- 11. Spinach
- 12. Franklins
- 13. Picture House
- 14. The Palmerston
- 15. Toasted
- 16. Yama Momo
- 17. William Rose
- 18. Brick House

### DULWICH VILLAGE

- 19. Village Books
- 20. Dulwich Picture Gallery
- 21. Rocca
- 22. Crown & Greyhound
- 23. Jigsaw
- 24. Gails

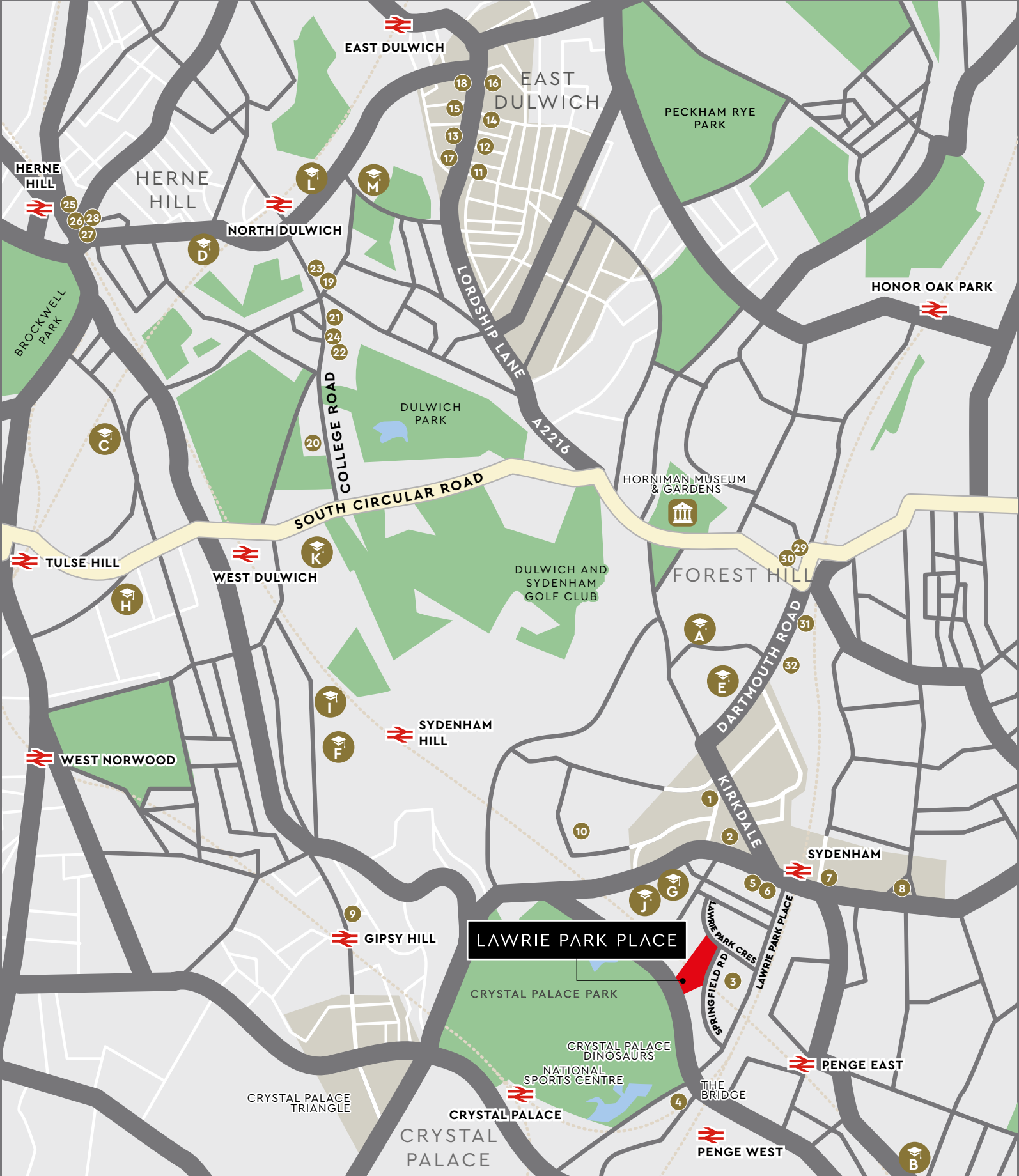
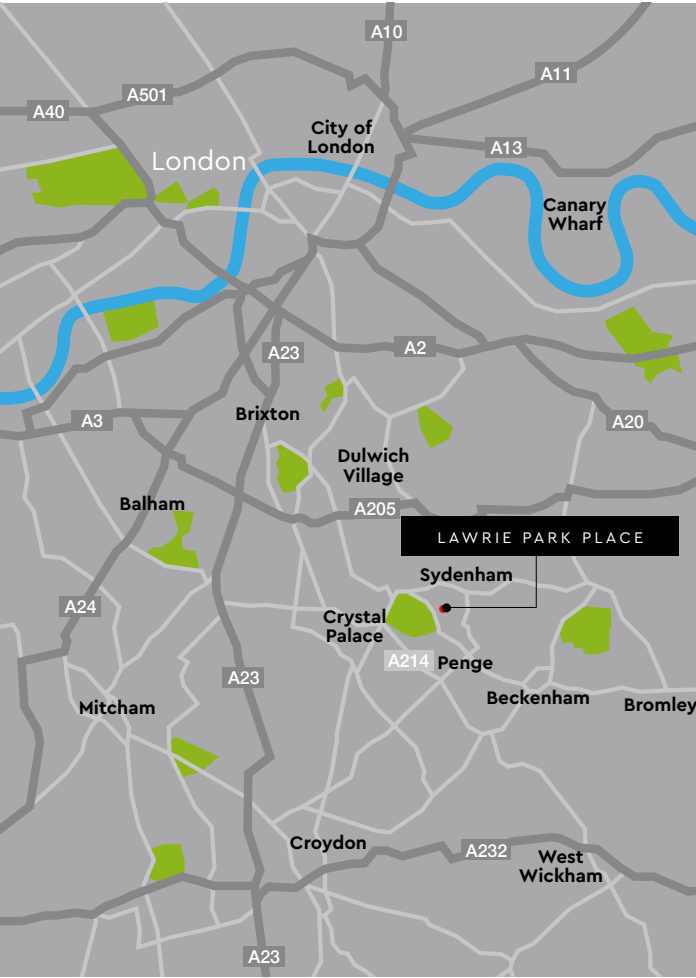
### HERNE HILL

- 25. Dugard & Daughters
- 26. The Kitchen Counter
- 27. White Feather
- 28. Lowie

### FOREST HILL

- 29. St David Coffee House
- 30. Canvas & Cream
- 31. BOnA
- 32. Wild Horses

Marked locations have been taken from Google Maps and are as accurate as the scale of the overall map will allow



LAWRIE PARK PLACE, SPRINGFIELD ROAD, LONDON SE26 6HH

### SCHOOLS

#### STATE INFANT AND PRIMARY SCHOOLS

- A. Eliot Bank Nursery
- B. Alexandra Infant School
- C. Rosendale Primary School
- D. Judith Kerr Primary School

#### STATE SENIOR SCHOOLS

- E. Sydenham School
- F. Kingsdale Foundation School

#### INDEPENDENT INFANT AND PREPARATORY SCHOOLS

- G. Sydenham High School
- H. Rosemead Preparatory School
- I. Dulwich Prep

#### INDEPENDENT SENIOR SCHOOLS

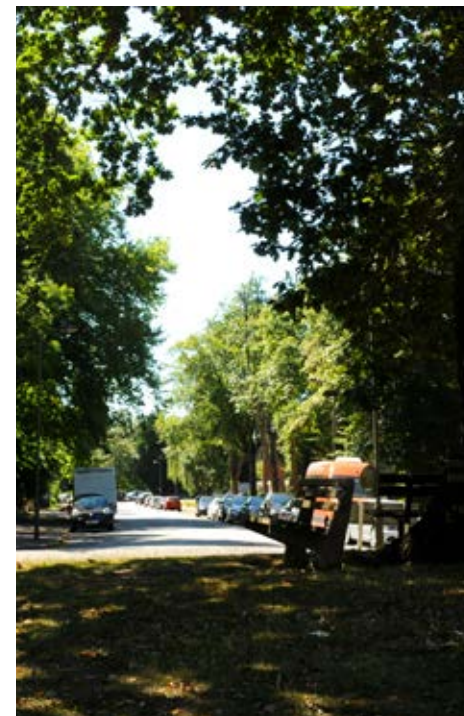
- J. Sydenham High School
- K. Dulwich College
- L. James Allen's Girls' School
- M. Alleyn's



## PART OF THE DESIRABLE LAWRIE PARK TRIANGLE

Lawrie Park Place is located in Upper Sydenham, within the desirable 'Lawrie Park Triangle', a leafy residential area popular with families.

Sydenham is arranged around several wooded hills; with Crystal Palace Park at its western edge, Dulwich Village to the north, Forest Hill to the east and Beckenham and Bromley to the south. Crystal Palace itself is a short walk across the park.





'THE HORNIMAN MUSEUM AND  
GARDENS IN FOREST HILL IS A  
POPULAR WEEKEND DESTINATION'







## VILLAGE AND COSMOPOLITAN COMBINED

Nearby Dulwich Village is one of the most celebrated of the London villages with its white fenced, leafy streets and its strong sense of identity and community. The village offers much to do, being home to the world-famous Dulwich Picture Gallery, Dulwich Golf Course and Dulwich Park.

Dulwich Village is also noted for its array of boutique shops, artisan cafes and independent gourmet restaurants.

A short distance to the east is East Dulwich, with its bustling cafes, bars and pubs. The perfect place for some sunny Sunday down-time.

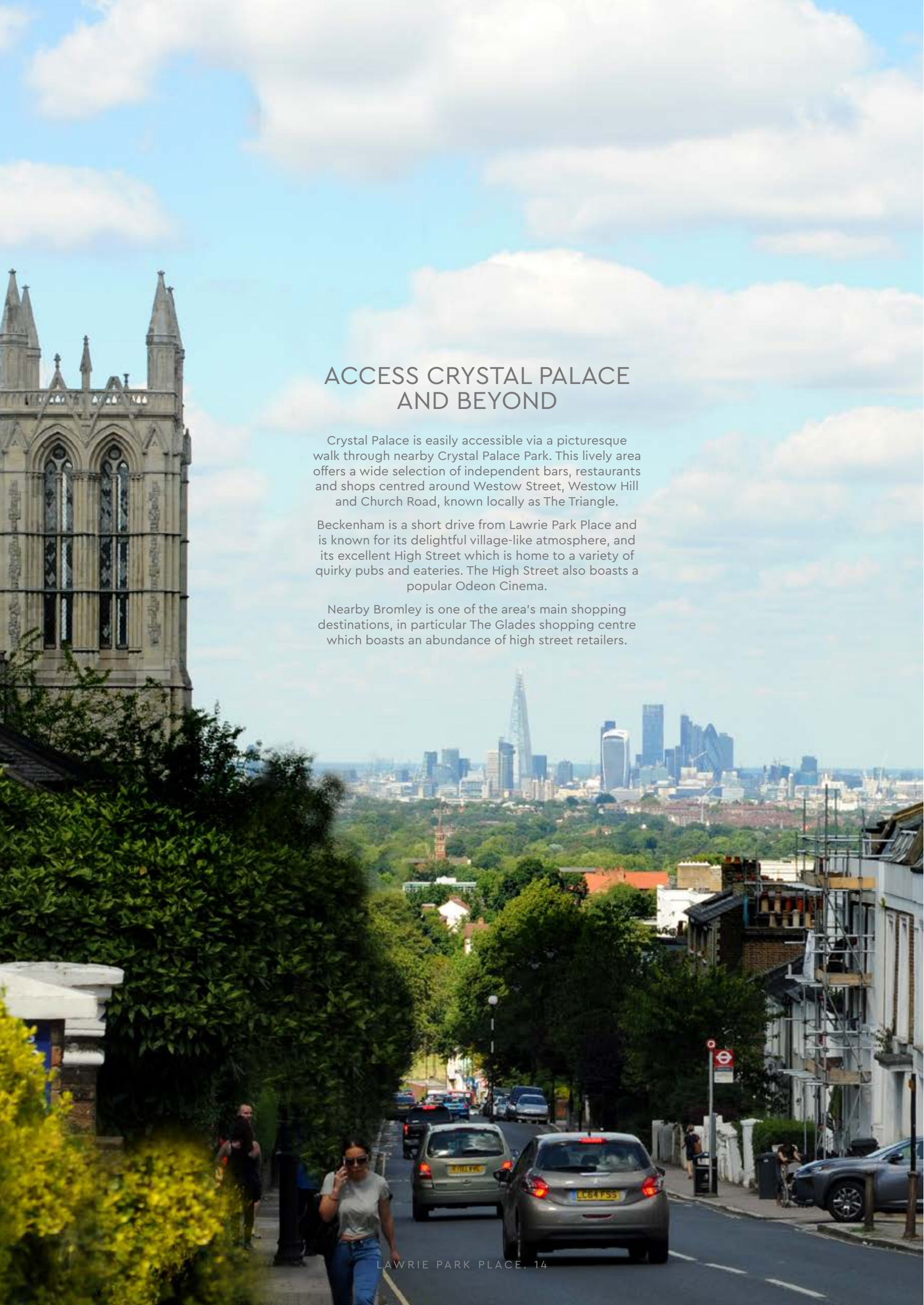






'LORDSHIP LANE IN EAST DULWICH  
OFFERS A WIDE RANGE OF INDEPENDENT  
SHOPS, PUBS, CAFES AND RESTAURANTS'





# ACCESS CRYSTAL PALACE AND BEYOND

Crystal Palace is easily accessible via a picturesque walk through nearby Crystal Palace Park. This lively area offers a wide selection of independent bars, restaurants and shops centred around Westow Street, Westow Hill and Church Road, known locally as The Triangle.

Beckenham is a short drive from Lawrie Park Place and is known for its delightful village-like atmosphere, and its excellent High Street which is home to a variety of quirky pubs and eateries. The High Street also boasts a popular Odeon Cinema.

Nearby Bromley is one of the area's main shopping destinations, in particular The Glades shopping centre which boasts an abundance of high street retailers.







## PROXIMITY TO PARKS & GREEN AREAS

Lawrie Park Place is less than 500 metres from Crystal Palace Park. This 200-acre park is popular with families and caters for children with a dedicated play area, the famous Victorian life-size model dinosaurs and a children's farm. The park is also home to the Crystal Palace National Sports Centre, which has an Olympic-sized swimming pool, a gym and a wide range of facilities for a variety of sports including racquet sports and football.

Other nearby green areas are The Horniman Museum and Gardens in Forest Hill, Dulwich and Sydenham Hill Golf Club, Dulwich and Sydenham Woods, Sydenham Wells Park and South Norwood Boating Lake.





The area is noted for its proliferation of open green spaces including the Horniman Museum and Gardens and nearby Crystal Palace Park.







## SOUTH LONDON'S SEATS OF LEARNING

Given its popularity with families it isn't surprising that the Sydenham and Dulwich area has a wealth of excellent local schools, both state and private.

### STATE INFANT AND PRIMARY SCHOOLS

**ELIOT BANK NURSERY** is a nursery and reception/starting school located in Sydenham, which has a strong emphasis on children's individual personal development.

**ALEXANDRA INFANT SCHOOL** is based in nearby Beckenham on Kent House Road and recently achieved an OFSTED ranking of 'Outstanding'.

**ROSENDALE PRIMARY SCHOOL** is a community school in West Dulwich with its own Children's Centre for babies and toddlers from 6 months, a nursery for childcare for infants from 3 and a primary school for ages 4 to 11.

**JUDITH KERR PRIMARY SCHOOL** is a bilingual (German & English) Free School run by CFBT Schools Trust. It is an all-ability school, teaching children aged 4 – 11.

### STATE SENIOR SCHOOLS

**SYDENHAM SCHOOL** located in nearby Forest Hill is a SMT (Science, Mathematics and Technology) school for girls.

**KINGSDALE FOUNDATION SCHOOL** is a mixed secondary school which describes itself as progressive and dynamic. It has also been recognised for its inspiring architecture.

### INDEPENDENT INFANT AND PREPARATORY SCHOOLS

**SYDENHAM HIGH SCHOOL** is an independent school for girls aged 4 – 18 with a renowned early years reception and pre-prep intake.

**ROSEMEAD PREPARATORY SCHOOL** is a co-educational day school for children aged 3 – 11.

**DULWICH PREP LONDON** is an academically selective day and boarding school for girls and boys aged 3 to 5, and for boys only aged from 5 to 13 years.

**JAMES ALLEN'S GIRLS' SCHOOL** (JAGS) has been established for over 270 years and is the oldest girls' independent school in London. The school welcomes girls aged 4 – 19.

### INDEPENDENT SENIOR SCHOOLS

**SYDENHAM HIGH SCHOOL** is an independent school which is part of the Girls' Day School Trust. The school welcomes girls aged 4 – 18, encompassing Junior, Senior and Sixth Form intakes.

**DULWICH COLLEGE** is an academically selective independent boys' school, one of England's oldest and best regarded. Founded in 1619 it has a rich history and superb facilities.

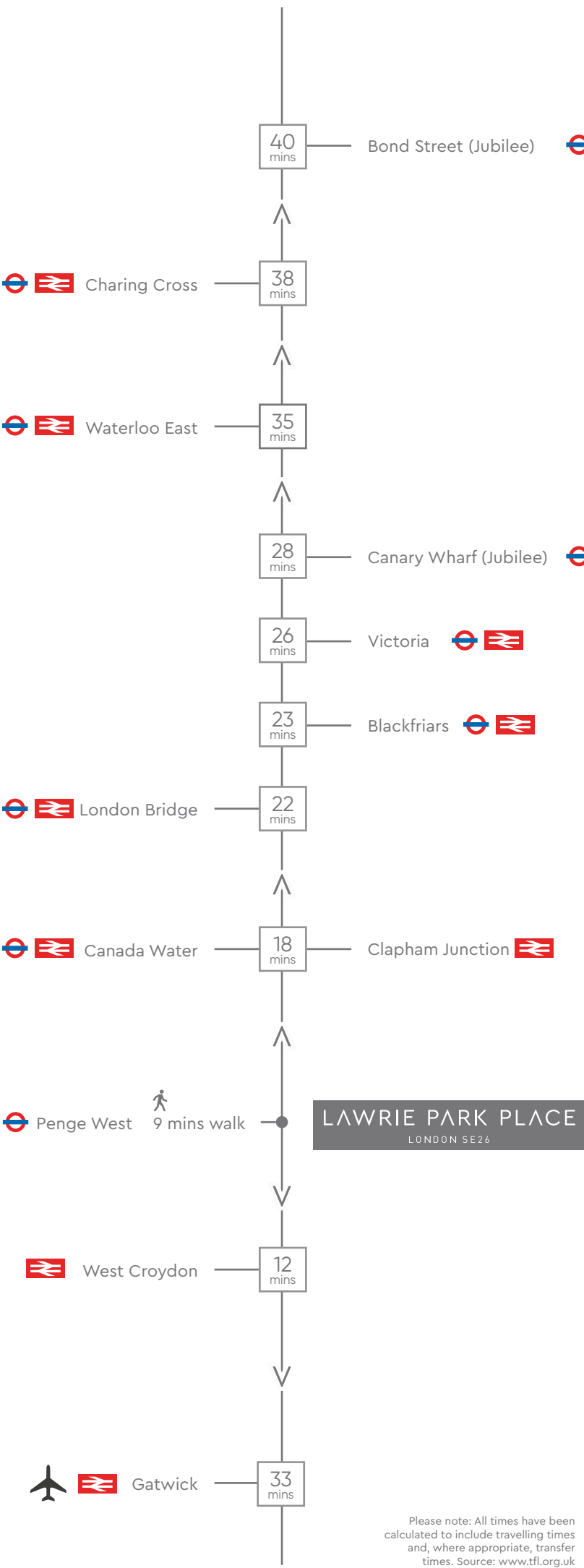
**JAMES ALLEN'S GIRLS' SCHOOL** (JAGS) has been established for over 270 years and is the oldest girls' independent school in London. The school welcomes girls aged 4 – 19.

**ALLEYN'S** is one of the country's leading HMC co-educational day theatre schools.



# SMARTER CITY CONNECTIONS

Lawrie Park Place is very well connected to the capital. Penge West station is a nine-minute walk away which is served by both National Rail South Eastern and London Overground service. London Bridge is 22 minutes away; London Victoria 26 minutes and Canary Wharf just 28 minutes.



Please note: All times have been calculated to include travelling times and, where appropriate, transfer times. Source: [www.tfl.org.uk](http://www.tfl.org.uk)





SPECIFICATION

KITCHEN

- Rationale handleless fitted kitchen cabinets with soft close doors and drawers
- Stone work surfaces
- Full height glass splashbacks above work surfaces
- Concealed feature LED lighting below wall cabinets
- Stainless steel 1.5 bowl undermount sink
- 3-in-1 instant hot mixer tap
- Integrated recycling bin
- Siemens integrated appliances:
  - Multi-function stainless steel finish electric fan oven
  - Combination microwave oven
  - 5-zone touch-control induction hob (provision also for gas hob)
  - Full height fridge/freezer
  - Multi-cycle dishwasher
- Pull out storage unit (where appropriate)
- Concealed multi-gang appliance panel and brushed stainless steel sockets above work surfaces
- Concealed telescopic hob extractor

BATHROOMS

- Contemporary white sanitary ware comprising:
  - Duravit Me By Starck wash basin and vanity unit
  - Duravit Me By Starck wall hung WC with soft close seat/cover and concealed cistern
  - Kaldewei steel bath
- Hansgrohe mixer tap to wash basin
- Walk-in shower comprising low profile stone resin shower tray with frameless glass screen
- Hansgrohe thermostatic push button shower control and fixed shower head
- Stone duct tops
- Polished chrome finish dual fuel ladder style heated towel rail
- Large fixed mirror above sink and WC
- Porcelanosa large format wall and floor tiles
- Polished chrome toilet roll holder and robe hook

UTILITY ROOM

- Handleless fitted kitchen cabinets with soft close doors
- Comms cupboard
- Siemens washing machine
- Siemens tumble dryer
- Stainless steel single bowl sink

HEATING

- Megaflow pressurized heating system
- Zoned underfloor heating throughout the ground floor
- Radiators to upper floor bedrooms and landings
- Electric underfloor heating to bathrooms and ensuites

The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.





**ELECTRICAL**

- Low energy downlights with polished chrome switches throughout. Dimmer function to bedrooms, kitchen/living/ dining room, sitting room and study
- Zoned ceiling lighting to kitchen/dining/living room
- TV/FM Sky+ multi-room outlets fitted to all reception rooms and bedrooms
- Audio / video entry system linked to main entrance gates
- Feature lighting to staircases
- Burglar alarm
- Mains-operated smoke/heat detectors
- Switched socket including USB charging point to kitchen, reception room and master bedroom
- Satellite dish installed to each property

**DECORATION AND JOINERY**

- Solid oak entrance door
- Large format Porcelanosa floor tiles to hall, kitchen/living/ dining room, utility room, bathrooms and ensuites
- Multi-weave, 600z deep pile carpet to sitting room, study, stairs, landing and bedrooms
- Walnut effect interior doors with polished chrome ironmongery
- Full width bi-fold doors to kitchen/living/dining room
- Full height fitted wardrobes to bedrooms
- Low maintenance double-glazed casement windows with aluminium external and timber internal frames
- White painted walls
- Satin white painted skirting and architraves

**EXTERIOR**

- Juliette balcony to selected bedrooms
- Low maintenance UPVC soffits and fascias
- Paved patio area to rear garden
- Turfed front and rear gardens
- Movement-sensitive security lighting
- Photovoltaic panels to roof
- Wooden, full height fencing where appropriate
- Car charging point to the majority of properties

**WARRANTY**

- A 10-year structural warranty by CRL is provided for every property
- A 2 year maintenance plan in respect of the photovoltaic panels

**COMMUNAL FACILITIES**

- Gated vehicle and pedestrian entrance to the development
- Landscaped grounds with feature lighting
- A management company will be appointed to administer the effective operation and maintenance of communal facilities for which a service charge will be levied and apportioned

The company employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice.



DEVELOPMENT LAYOUT



**THE ALBERT**  
4 bedroom house  
House 19, 20, 21, 22, 23,  
24, 25, 26 & 27



**THE VICTORIA**  
4 bedroom house & garage  
House 1



**THE CARROL**  
4 bedroom house  
House 6, 7, 8, 9, 10, 11,  
12, 13 & 14



**THE DARWIN**  
4 bedroom house  
House 2, 3, 4, 5, 15, 16  
& 17



**THE TENNYSON**  
5 bedroom house & garage  
House 18

Whilst this development plan has been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Ground levels and other variances have not been shown.





THE ALBERT

4 bedroom house  
Total area: 1,776 ft<sup>2</sup> (165 m<sup>2</sup>)  
House 19, 20, 21, 22, 23, 24, 25, 26 & 27

GROUND FLOOR

Kitchen/living/dining	18'6" x 17'0"	5696mm x 5208mm
Study	9'2" x 6'8"	2823mm x 2075mm
WC		
Cloaks		

FIRST FLOOR

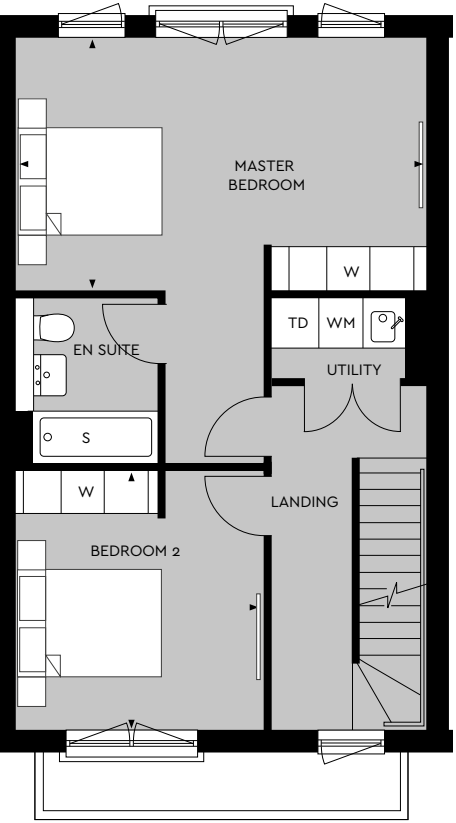
Master bedroom	18'6" x 11'4"	5696mm x 3488mm
Bedroom 2	11'7" x 11'2"	3575mm x 3430mm
Utility Cupboard		

SECOND FLOOR

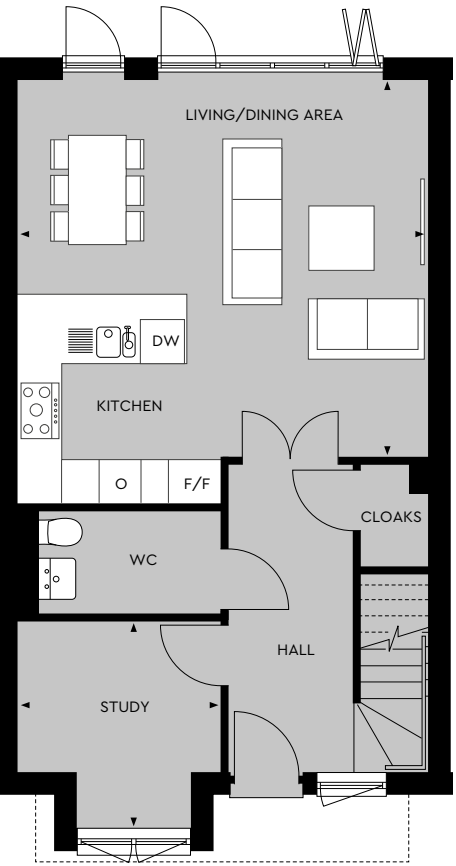
Bedroom 3	18'6" x 11'0"	5696mm x 3360mm
Bedroom 4	15'2" x 11'7"	4663mm x 3575mm
Bathroom		



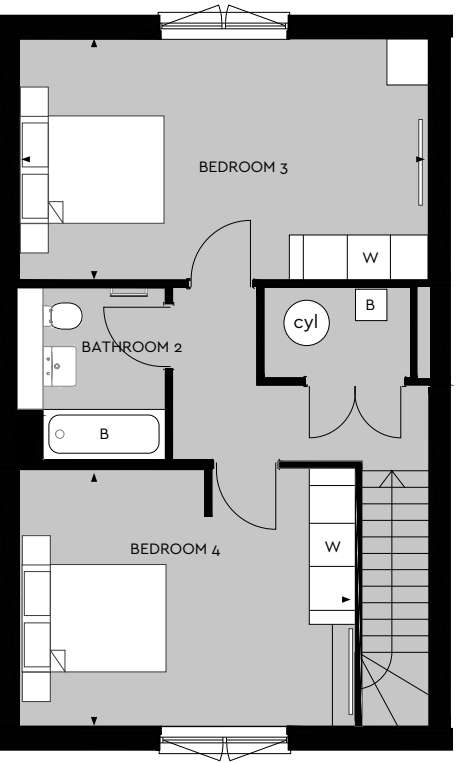
FRONT ELEVATION



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

► Denotes points between which measurements are given F/F = Fridge/Freezer WM = Washing Machine DW = Dishwasher TD = Tumble Dryer B = Boiler O = Oven W = Wardrobe  
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THE VICTORIA

4 bedroom house  
Total area: 2,207 ft<sup>2</sup> (205 m<sup>2</sup>)  
House 1

GROUND FLOOR

Kitchen/living/dining	28'8" × 16'2"	8786mm × 4968mm
Sitting room	14'2" × 9'6"	4348mm × 2950mm
Study	10'2" × 6'5"	3135mm × 2010mm
Utility		
WC		
Cloaks		

FIRST FLOOR

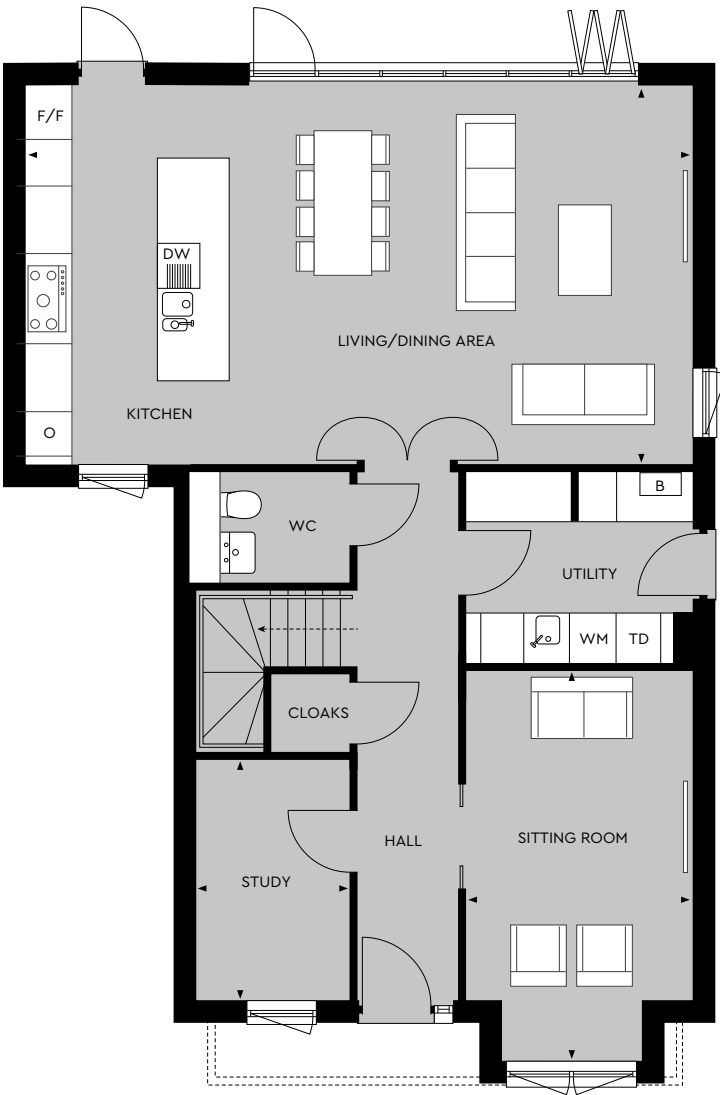
Master bedroom	13'7" × 10'3"	4204mm × 3158mm
Master en-suite		
Bedroom 2	13'7" × 10'2"	4204mm × 3135mm
En-suite 2		

SECOND FLOOR

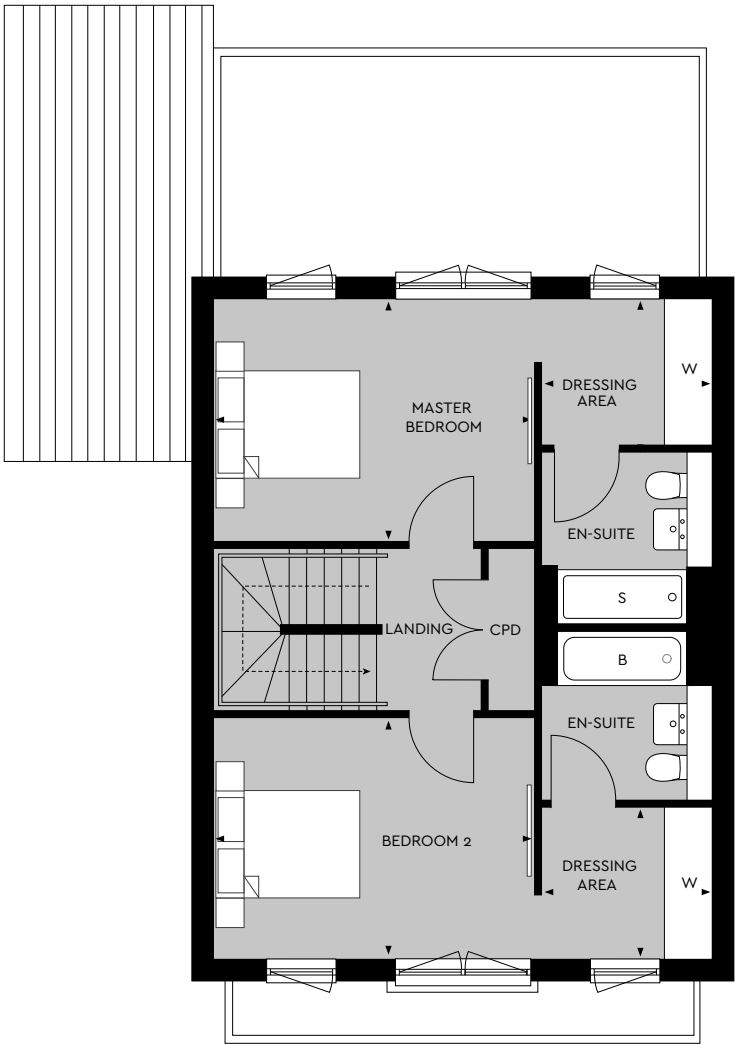
Bedroom 3	21'4" × 10'3"	6536mm × 3157mm
Bedroom 4	21'4" × 10'2"	6536mm × 3135mm
Bathroom		



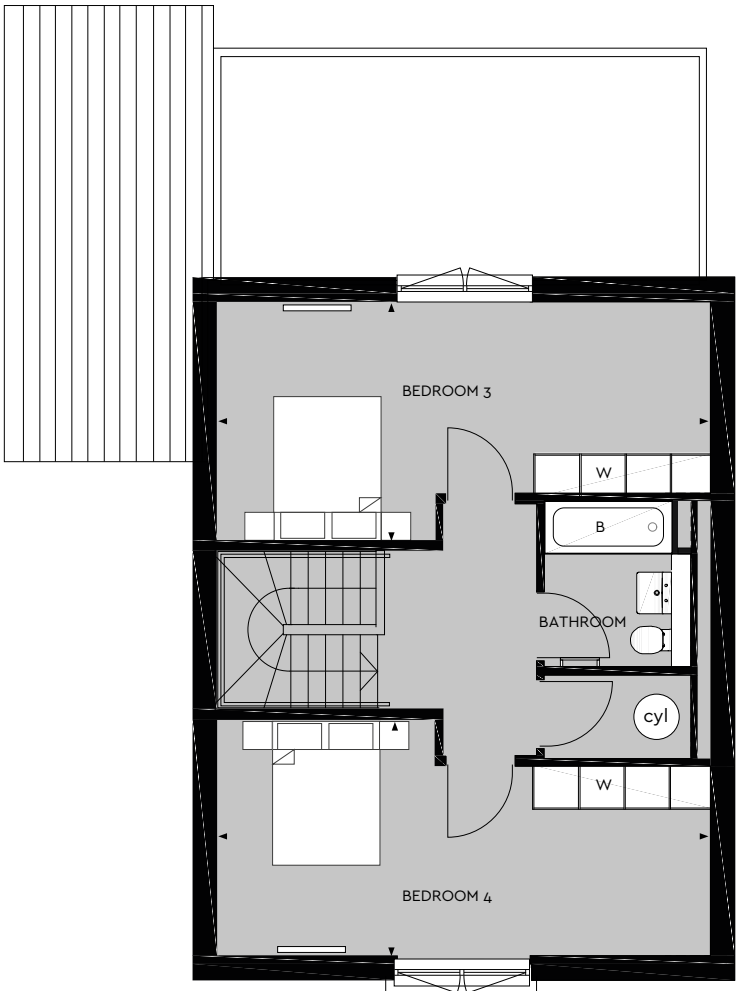
FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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# THE DARWIN

4 bedroom house  
Total area: 2,368 ft² (220 m²)  
House 2, 3, 4, 5, 15, 16 & 17

GROUND FLOOR

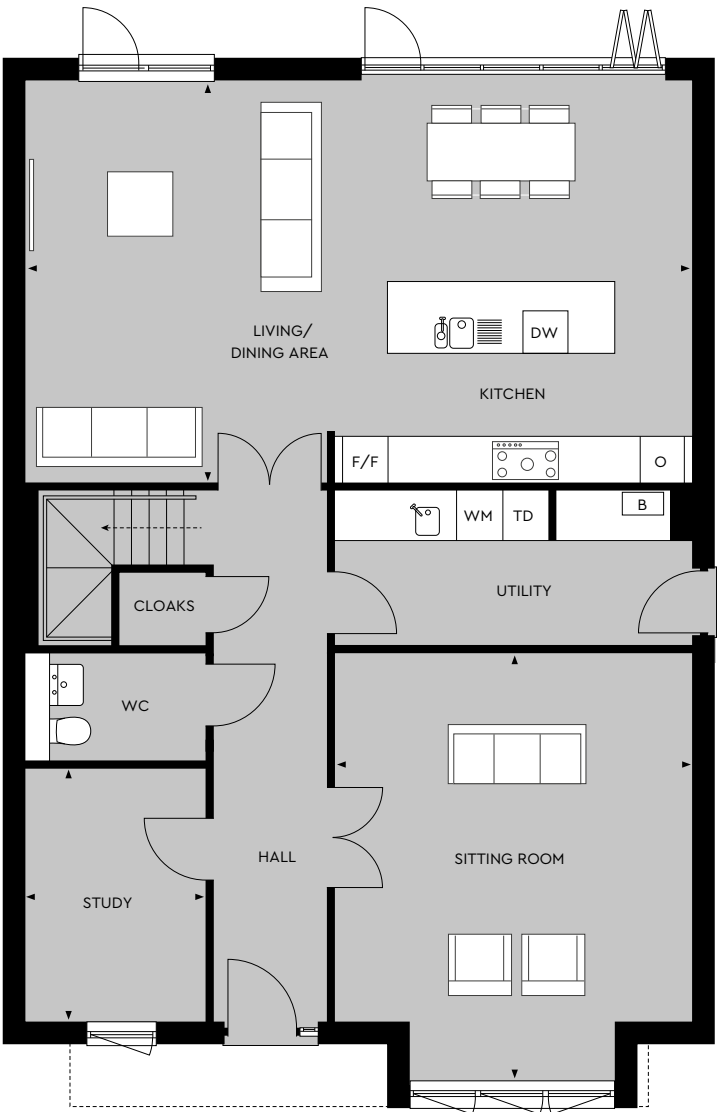
Kitchen/living/dining	28'8" × 17'3"	8786mm × 5278mm
Sitting room	15'8" × 15'4"	4818mm × 4713mm
Study	10'8" × 7'7"	3318mm × 2373mm
Utility		
WC		
Cloaks		

FIRST FLOOR

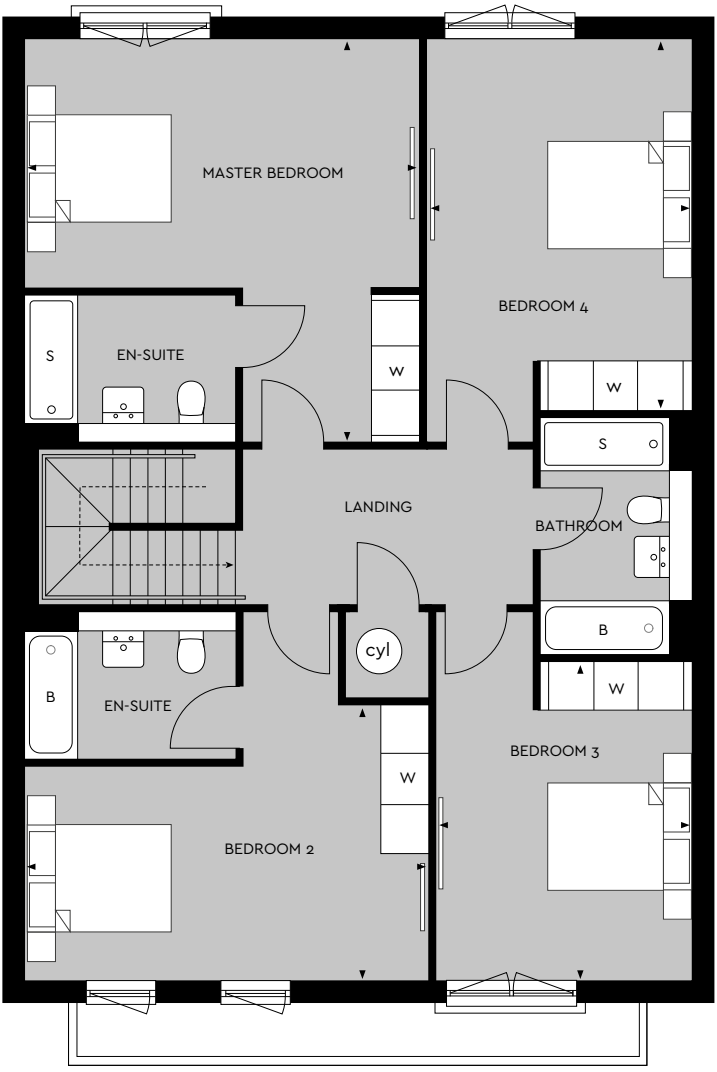
Master bedroom	17'10" × 10'6"	5213mm × 3256mm
Master en-suite		
Bedroom 2	15'4" × 9'1"	4696mm × 2796mm
En-suite 2		
Bedroom 3	13'7" × 10'9"	4188mm × 3340mm
Bedroom 4	16'0" × 11'3"	4888mm × 3472mm
Bathroom		



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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## SPECIALISING IN BESPOKE DEVELOPMENT FOR OVER 25 YEARS

Kitewood specialises in residential and commercial development throughout the south east and south London. Founded in 1993, the group has a proven track record in building developments specifically designed for their surroundings, underscored by a measured commitment to a high level of build quality and interior specification.

Kitewood has for over 25 years been responsible for designing and building a variety of developments from urban apartments and town houses, to larger family houses in more suburban or rural commuter areas.

**KITEWOOD**

[www.kitewood.co.uk](http://www.kitewood.co.uk)

Contact:

**pedder** | **020 8001 1454** | **[www.lawrieparkplace.co.uk](http://www.lawrieparkplace.co.uk)**

Lawrie Park Place, Springfield Road, London SE26 6HH

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KITEWOOD

[www.kitewood.co.uk](http://www.kitewood.co.uk)