



Marlowe Court SE19
£485,000

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In general

- Beautifully upgraded Dulwich Estate apartment
- 857 sq ft / 79.6 sq m internal floor space
- High quality fittings and finish
- 21ft south-facing reception room
- 151 sq ft / 14.0 sq m garage en bloc
- 126 year lease
- Well placed for transport links and amenities
- Superb example

In detail

An elegantly finished and stylishly presented two double bedroom mid-century property, forming part of the prestigious Dulwich Estate on the fringes of Crystal Palace and Dulwich Village.

The accommodation totals 857 sq ft / 79.6 sq m of light and bright spaces, all of which have been sympathetically upgraded with the highest quality fittings, whilst maintaining the original feel and features of the day. An en bloc garage offers 151 sq ft / 14.0 sq m further storage and/or recreation space.

The property is simply one of the best examples that we have seen over many years and is positioned on the second floor of this quiet development at tree canopy level.

A full refurbishment project in 2018, the architect owner re-wired and re-plastered throughout, installing a modern heating system with Nest controlled combi boiler. Stripped and realigned Crittall windows provide a wall of light to the 21ft south-facing reception room, which boasts original terrazzo sills.

Other points to note include a beautifully finished bathroom with walk-in and thermostatically controlled rainfall shower, under floor heating and glazed ceramic Japanese tiles, a contemporary kitchen with the original sliding door, bespoke curtains throughout by Danish designer Kvadrat, Buster + Punch electrical sockets and switches, restored original Iroko floors, bespoke built-in cupboards, and two double bedrooms with fitted wardrobes (and original inter-connecting door).

Externally there are exceptionally well maintained communal grounds, residents parking and the private garage.

This location enables ease of access to Gipsy Hill, Crystal Palace or Sydenham Hill rail links, whilst leisure and shopping options are also nearby at the Crystal Palace Triangle, Gipsy Parade or Dulwich Village.

A likely popular market offering, the condition of which is rarely available and should be seen to be appreciated.

EPC: D | Council Tax Band: C | Lease: 126 years | SC £1,176.49 | GR:N/A | BI: £599.85



Floorplan

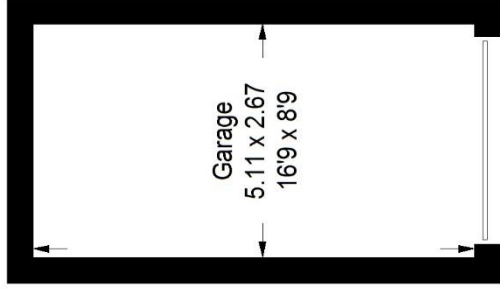
Marlowe Court, SE19

Approximate Gross Internal Area

79.6 sq m / 857 sq ft

Garage = 14.0 sq m / 151 sq ft

Total = 93.6 sq m / 1008 sq ft



Ground Floor

(Not Shown In Actual
Location / Orientation)



Second Floor

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These plans are for representation purposes only as defined by
RICS - Code of Measuring Practice. Not drawn to Scale. Windows
and door openings are approximate. Please check all dimensions,
shapes and compass bearings before making any decisions
reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	64 D
39-54	E		
21-38	F		
1-20	G		

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