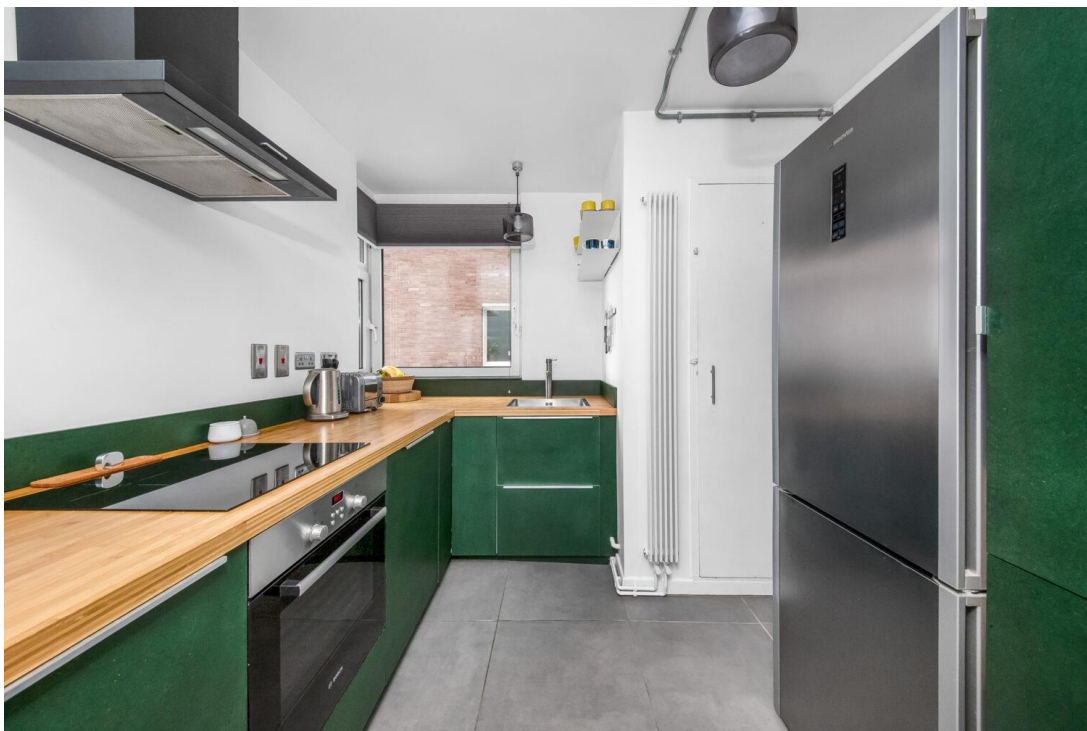


Lymer Avenue SE19  
£475,000

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# In general

- Dulwich Estate fifth floor apartment
- Original features
- Fully renovated kitchen and bathroom
- City skyline views
- Convenient location
- Separate garage
- Newly refurbished lift
- Residents parking & communal gardens

# In detail

A light, characterful and stylishly presented two double bedroom mid-century property forming part of the popular Dulwich Estate on the borders of Crystal Palace and Dulwich.

The property has one of the most sought after aspects, positioned on the fifth floor (just above a canopy of trees), a south facing living space and boasts fantastic far-reaching City skyline views.

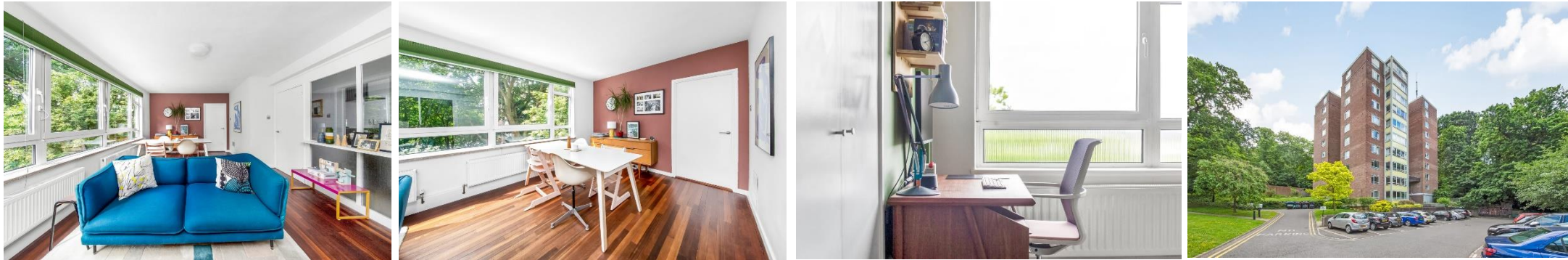
Fully renovated and rewired in 2017, the property retains the best original features alongside modern upgrades including a new heating system with Nest controlled combi-boiler and underfloor heating in bathroom and kitchen.

Other notable features include restored iroko flooring, an abundance of fitted storage (with cleverly integrated cycle racks), contemporary kitchen with original sliding door, beautifully finished bathroom with a rainfall shower and metro brick tiling and two double bedrooms with fitted wardrobes (and the original inter-connecting door)

Externally there are exceptionally well maintained communal gardens, residents' parking, and the private garage. In addition, the lift was replaced in 2020.

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.

EPC: TBC | Council Tax Band: C | Lease: 124 Years remaining | SC: £1,200pa | GR: £0 | BI: £700A



# Floorplan

## Grenville Court, SE19

Approximate Gross Internal Area

79.0 sq m / 850 sq ft



### Fifth 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	77 C	60 C
39-54	E		
21-38	F		
1-20	G		

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