



Lymer Avenue, SE19 | £460,000

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In General

- Fourth floor
- Lift
- Garage
- No onward chain
- 22ft reception room
- Popular Dulwich Estate location
- Blank canvas
- Two double bedrooms

In Detail

A light and bright fourth floor mid-century property forming part of the popular Dulwich Estate and available for sale with no onward chain.

The accommodation is neutrally decorated throughout and presents a blank canvas for a buyer to add their own stamp. The reception room extends to 22ft and boasts original solid wood flooring and a large bank of windows overlooking surrounding greenery. A separate kitchen has the potential to be opened out to the main living area (if desired), whilst both bedrooms are double proportion and benefit from fitted storage and an inter-connecting door. Further notable points include a long lease, a recently replaced lift, meticulously maintained communal grounds, and a garage.

This leafy development is convenient for both Gipsy Hill and Crystal Palace rail links. Also, proximity to the vibrant Crystal Palace Triangle, Gipsy Parade, and West Dulwich.

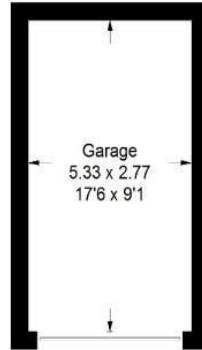
EPC: F | Council Tax Band: C | Lease: 124 years remaining | SC: £1,100 | GR: Nil | Buildings Insurance: £727.67



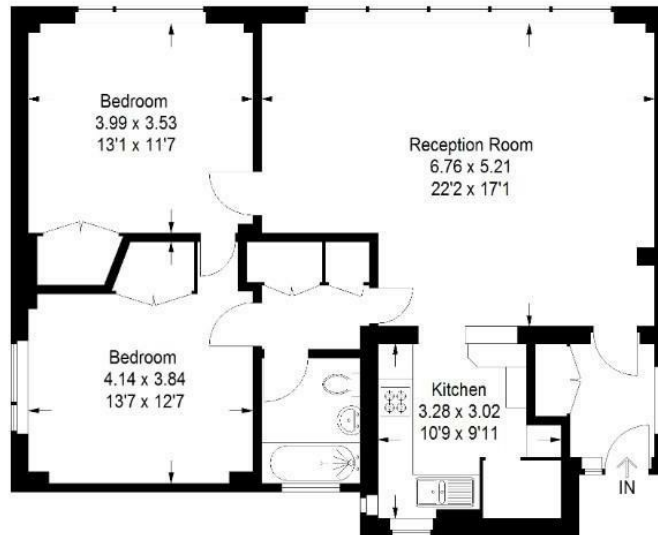
Floorplan

Grenville Court, SE19

Approximate Gross Internal Area
 86.3 sq m / 929 sq ft
 Garage = 15.2 sq m / 164 sq ft
 Total = 101.5 sq m / 1093 sq ft



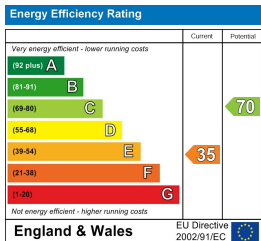
(Not Shown In Actual Location / Orientation)



Fourth 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.



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