



Lymer Avenue, SE19  
Guide Price £450,000-£475,000

0208 702 9333  
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# In general

- Two double bedrooms
- Seventh floor
- Newly fitted kitchen
- 22ft living space
- Garage
- No onward chain
- Recently replaced lift
- Sought after location

# In detail

A generously proportioned two double bedroom seventh floor apartment set within the prestigious Dulwich Estate on the borders of Crystal Palace and Dulwich Village.

This neutrally decorated mid-century property occupies a section of one of the preferred levels near the top of the building, boasting lush green elevated views of the surrounding area.

There is a spacious light-filled 22 ft reception room which includes the original solid teak flooring and hallway fitted storage. Both bedrooms are excellent sizes, whilst the bathroom has been modified to a large walk-in shower.

Other highlights include a newly fitted kitchen, a recently replaced lift, a garage en bloc, and no onward chain. Externally there are meticulously maintained grounds and residents parking.

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 West Dulwich / Village.

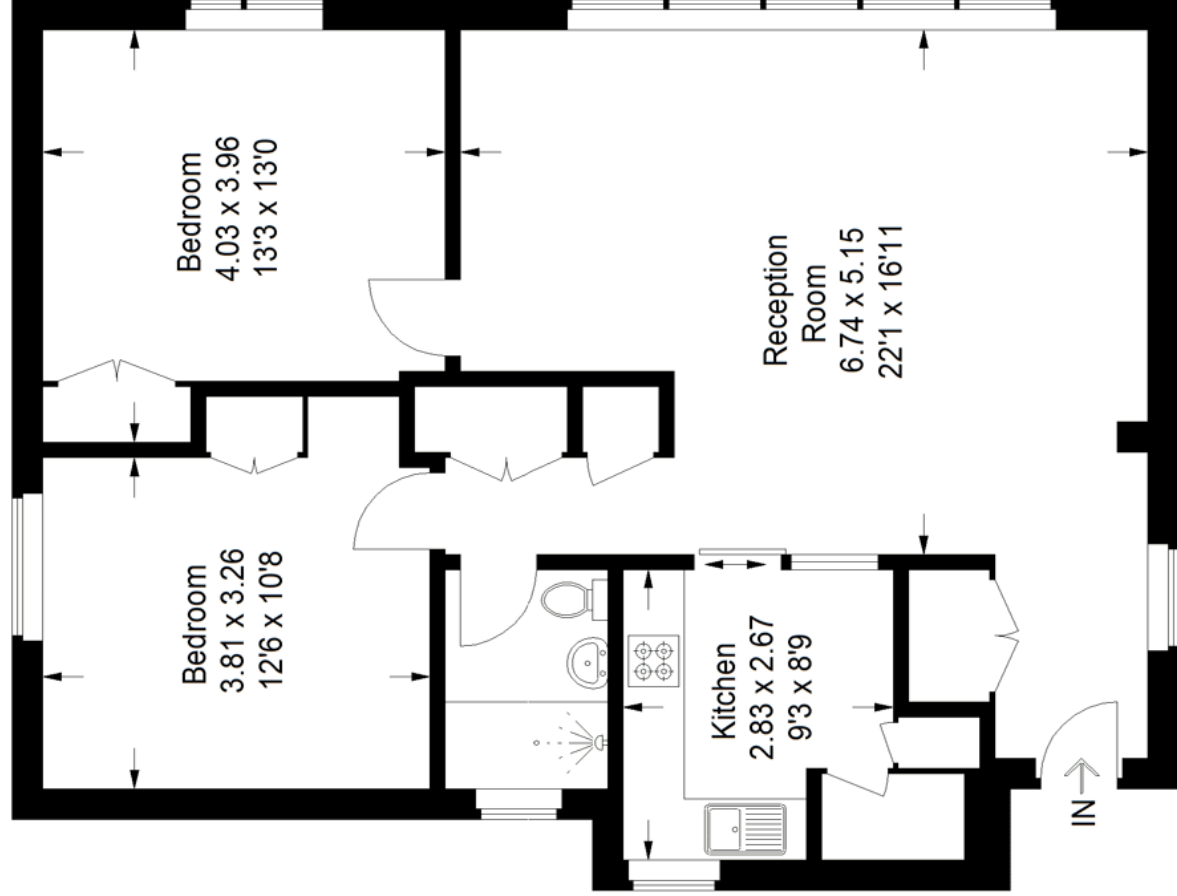
EPC: D | Council Tax Band: C | Lease: 136 years remaining | SC: £1,877 | BI: £826



# Floorplan

## Grenville Court, SE19

Approximate Gross Internal Area  
83.0 sq m / 893 sq ft



### Seventh Floor

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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		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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