



Lymer Avenue, SE19  
Offers in excess of £475,000

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# In general

- Sixth floor apartment
- Recently replaced lift
- No onward chain
- Pleasant skyline views
- Garage
- Dulwich Estate development
- Upgraded throughout

# In detail

A smart two bedroom mid-century apartment forming part of the sixth floor within the prestigious Dulwich Estate development on the borders of Crystal Palace and Dulwich.

This beautifully light and bright property offers unobstructed far-reaching Cityscape views and has been upgraded throughout to offer an immediately enjoyable new home. Features such as custom cabinetry provide stylish storage solutions, whilst a well-designed kitchen has been opened to the living area and makes complete use of the space, including bespoke moulded Corian surfaces and integrated appliances. The reception is a sizeable L-shaped expanse with ample room to relax and dine, and boasts original polished solid wood flooring and a sunny southerly aspect. Both of the bedrooms are double with built-in wardrobes, whilst the bathroom has been tastefully upgraded with a wall mounted sink and quality fittings. Externally there are meticulously maintained communal grounds and a garage en bloc. Lymer Avenue enables ease of access to Gipsy Hill, Crystal Palace, or Sydenham Hill rail links, also an abundance of leisure and shopping options are nearby at the Crystal Palace Triangle, Gipsy Parade or West Dulwich.

Those familiar with the development will appreciate the aspect and elevated position of this particular property, which is to be sold with no ongoing chain.

EPC: D | Council Tax Band: C | Lease: 124 years remaining | SC: £1,212 | GR: £0 | BI: £818.73

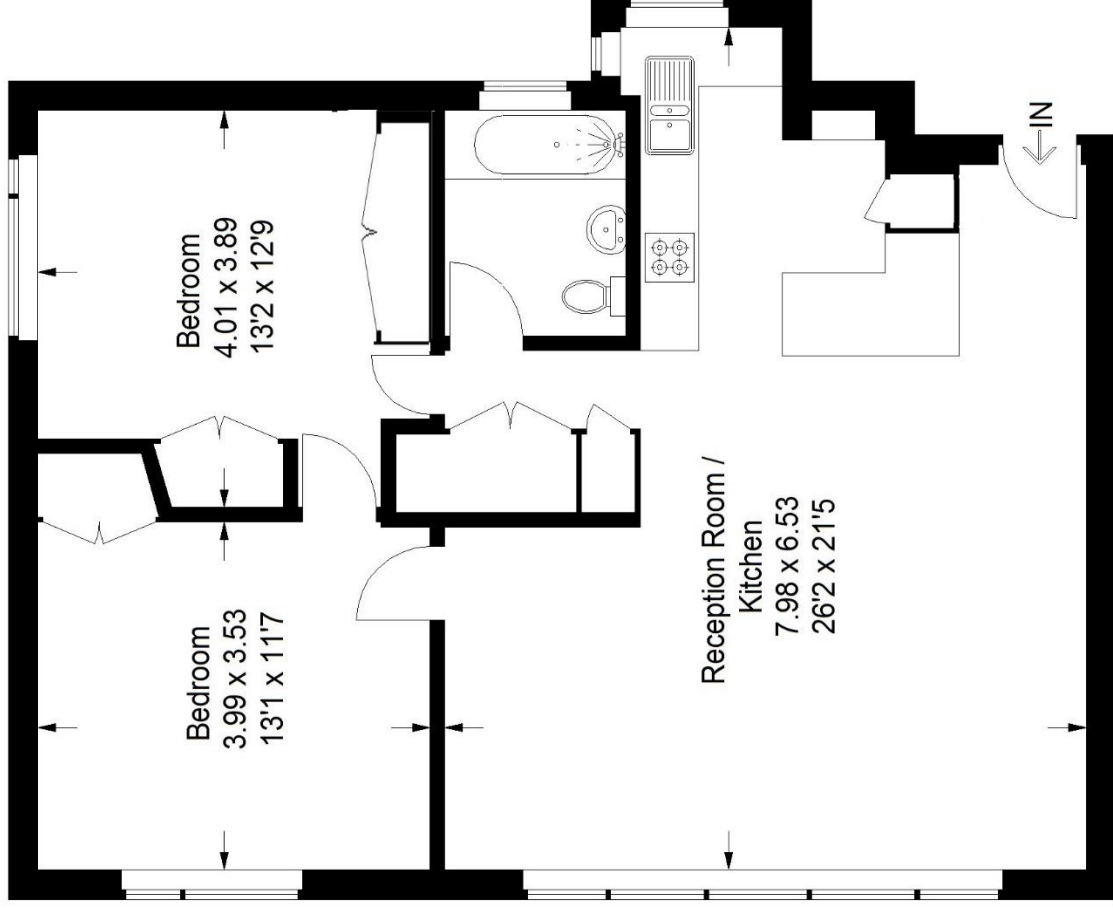




# Floorplan

## Raleigh Court, SE19

Approximate Gross Internal Area  
83.4 sq m / 898 sq ft



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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	68 D	70 C
39-54	E		
21-38	F		
1-20	G		

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