



Lymer Avenue, SE19 | Offers In Excess Of £485,000

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# In General

- Seventh floor apartment
- High quality kitchen with breakfast bar
- Garage en bloc
- No onward chain
- A long lease
- Iconic Dulwich Estate location
- Uninterrupted City views
- Highly convenient location

# In Detail

An elegantly finished two double bedroom mid-century apartment positioned on a high floor and forming part of the iconic Dulwich Estate on the borders of Crystal Palace and Dulwich.

This property is positioned on the seventh floor and enjoys uninterrupted panoramic views of nearly every London landmark - from Battersea Power Station, The London Eye, and Canary Wharf. A sunny 26ft reception room has a southerly aspect through large windows (secondary glazed) and boasts original polished Iroko solid wood flooring, whilst open-plan to the kitchen. This well designed, high quality kitchen includes Neff integrated appliances, Corian surfaces, and a sociable sit-up breakfast bar which provides an inclusive space for entertaining friends and family. Other noteworthy points include two double bedrooms (both with fitted storage and original inter-connecting door), a long lease, gas central heating, and a recently replaced lift. Externally there are beautifully maintained common 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.

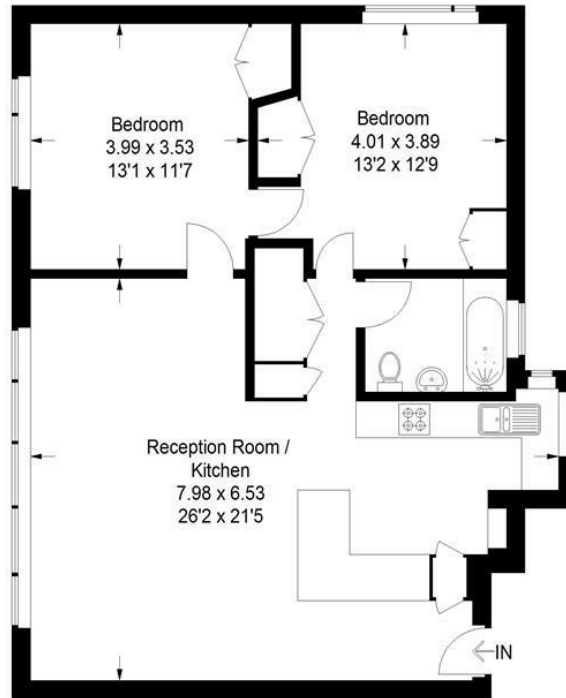
EPC: D | Council Tax Band: C | Lease: 125 years remaining | SC: £1,210pa | GR: £0 | BI: £717pa



# Floorplan

## Raleigh Court, SE19

Approximate Gross Internal Area  
83.4 sq m / 898 sq ft



### Seventh 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C		67	68
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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