



Farquhar Road, SE19  
£475,000

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# In general

- 847 sq ft / 78.8 sq m
- Beautiful solid wood flooring
- Modernised bathroom
- Third floor
- Popular Dulwich Estate location
- Fitted storage
- Recently refurbished lift
- 21ft 6 L-shaped reception
- Lots of natural light

# In detail

A characterful mid-century third floor apartment forming part of the sought-after Dulwich Estate on the borders of Crystal Palace and Dulwich Village.

This tastefully finished property is positioned at the rear of the building at tree canopy level and boasts an exceptional lush green outlook. The layout is unique to others on the development as there is a separate kitchen which is accessed via the hallway, increasing the amount of work and storage space, yet still closed off from the main living area.

An L-shaped reception room extends to 21ft 6 and includes the original solid wood chevron flooring and large Crittall windows which flood the space with natural light. The bathroom has been attractively upgraded, whilst both bedrooms are of double proportion with cork tiled flooring and fitted storage. Further benefits include a long lease, a recently recently lift, fitted hallway storage, and beautifully manicured communal grounds.

Knoll Court was the first of the Dulwich Estate blocks to be completed in the late 1950's / early 1960's, designed by renowned architects Austin Vernon & partners. The properties were ahead of their time and are just as popular today as they were then.

This location is excellent for 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 / Dulwich Village.

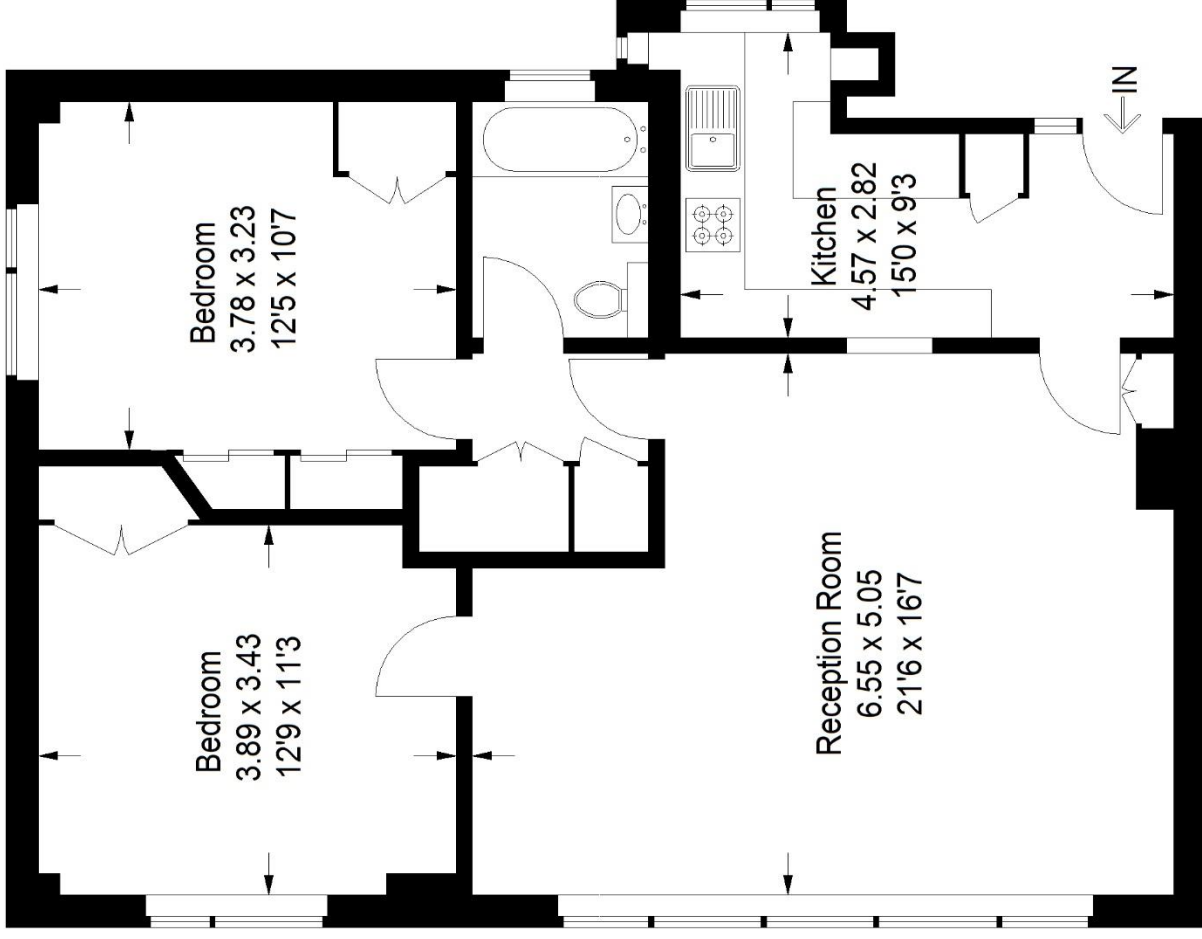
EPC: C | Council Tax Band: C | Lease: 122 years remaining | SC: £1,475 pa | GR: None | Buildings Insurance: £628.56



# Floorplan

## Knoll Court, SE19

Approximate Gross Internal Area  
78.7 sq m / 847 sq ft



### Third 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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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