



Farquhar Road, SE19 | £485,000

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In General

- Second floor apartment
- Original features
- Garage
- Popular Dulwich Estate
- 22ft reception room
- Nearby Gipsy Hill station
- Lift

In Detail

A beautifully finished two double room mid-century apartment forming the prestigious Dulwich Estate on the borders of Crystal Palace and Dulwich.

This stylish accommodation is positioned on the second floor and boasts a 22ft reception with original solid wood parquet flooring and large windows (with secondary glazing) that allow for lots of natural light, from an easterly aspect. The kitchen is separated by an original glass sliding door and features upgraded flooring and plenty of storage and work space. The bathroom has been improved to include a rainfall shower and a mix of striking green flooring tiles, with a metro brick style on the walls. Both bedrooms are generously proportioned (with fitted storage) and feature the original inter-connecting door. Further benefits include a recently replaced lift, a garage, and meticulously maintained communal grounds.

This location enables excellent access to either 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.

This property is a must-see for those who appreciate mid-century design.

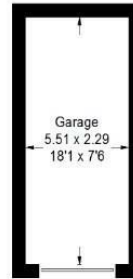
EPC: TBC | Council Tax Band : C | Lease: 122 years remaining | SC: £1500 | GR: £0 | BI: £600



Floorplan

Knoll Court, SE19

Approximate Gross Internal Area
 Second Floor = 81.3 sq m / 875 sq ft
 Garage = 12.8 sq m / 138 sq ft
 Total = 94.1 sq m / 1013 sq ft



Ground Floor



Second 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		
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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