



Lymer Avenue, SE19 | £700,000

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# In General

- Four bedroom mid-century townhouse
- No onward chain
- Popular Dulwich Estate location
- Full modernisation required
- Off street parking and a garage
- Leafy development
- Sunny rear garden

# In Detail

A four bedroom mid-century townhouse forming part of the prestigious Dulwich Estate on the borders of Crystal Palace and Dulwich, available for sale with no onward chain.

This property structures a terrace of just seven which have very rarely changed hands since build completion between 1957 - 1961, this particular house belonging to the same family and containing many of the original features. The accommodation is arranged over three levels and requires complete modernisation throughout. Popular for those with an eye for design though, these malleable spaces allow for re-modelling and improvement (STP) to make the most of the large windows and square rooms. Apart from the integrated garage, there is also off street parking and a 52ft rear garden with a sunny south-westerly aspect.

This leafy location is popular with young and growing families and revered for the quiet, neatly landscaped grounds of the development. Gipsy Hill, Crystal Palace and Sydenham Hill rail stations are easily accessible, as is the vibrant Crystal Palace Triangle, Gipsy Parade, and amenities of West Dulwich. If schools are important there are nearby options at Kingswood, Kingsdale, and Paxton primaries, as well as independent options at DUCKS and Dulwich Prep.


EPC: E | Council Tax Band: E

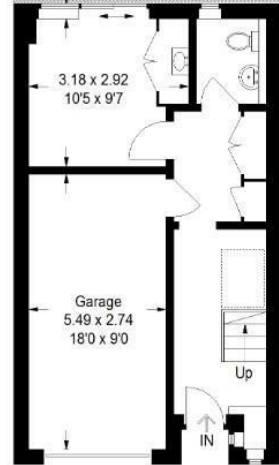
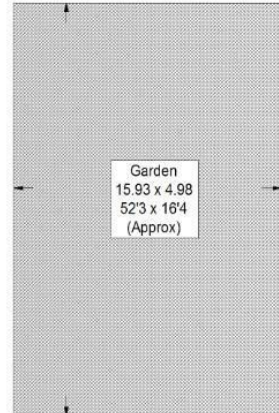


# Floorplan

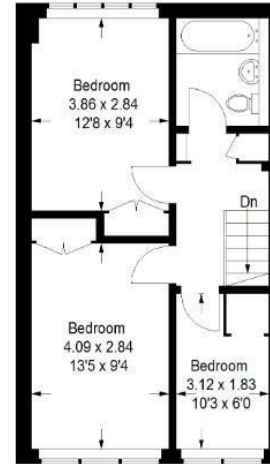
## Lymer Avenue, SE19

Approximate Gross Internal Area  
(Including Garage)  
122.2 sq m / 1315 sq ft

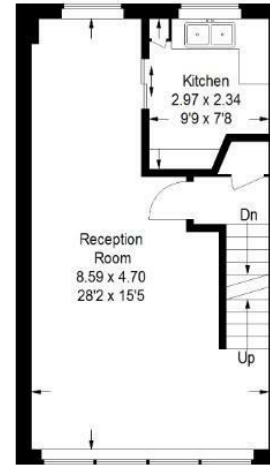
 = Reduced headroom  
below 1.5 m / 5'0"



Ground Floor



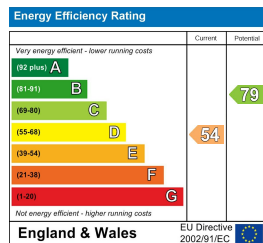
Second Floor



First Floor

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