



Lymer Avenue, SE19 | Offers Over £525,000

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In General

- Beautifully finished Dulwich Estate apartment
- Completely refurbished throughout
- Lift
- Residents parking
- High specification finish
- Light and bright accommodation
- 23ft reception room
- Well placed for transport links and amenities
- Separate garage
- Communal gardens

In Detail

A superbly finished and stylishly presented two double bedroom mid-century property, forming part of the prestigious Dulwich Estate on the fringes of Crystal Palace and Dulwich Village.

This high specification and brand new refurbishment has had much thought and effort put in to offer a hassle-free and very comfortable new home.

The smallest details have been considered such as Heritage brass door Handles and Heritage brass electrical fittings both in Satin Nickel finish. Also fully replumbed with a new boiler and period feature column radiators as well as completely rewired to include USB points & soft lighting.

The reception room extends to 23 ft and boasts newly sanded solid wood flooring, and a bank of stripped and refurbished windows with original brass fittings that allow for plenty of natural light. thoughtfully finished with Tourus skirting.

A fully tiled shower room includes Duravit sanitary ware with a PIR sensor feature light, plus chrome fittings and a contemporary walk-in shower.

The kitchen is fully fitted with integrated appliances including AEG double oven with grey shaker style cabinetry, under pelmet lighting, and beautiful grey / white marble effect worktops with matching floor tiles.

Both bedrooms are of double proportion with wardrobes and new carpets.

Further benefits include an abundance of storage, no onward chain, a lift, immaculately kept communal grounds, and a long lease.

This leafy location enables ease of access to 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 Dulwich Village.

EPC: D | Council Tax Band: C | Lease: 123 years remaining | SC: £407.10 p/q | GR: N/A | BI: TBC

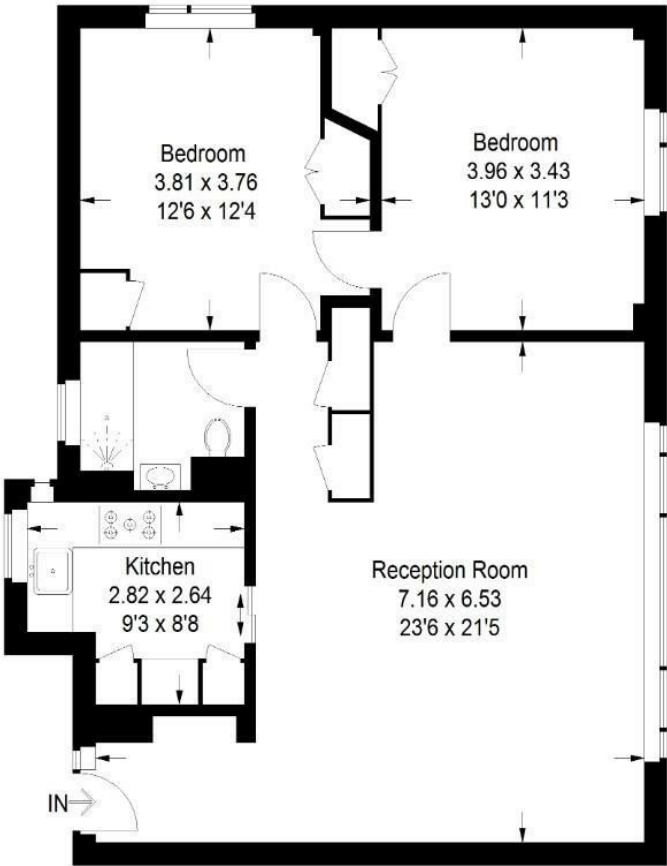
N.B. Carpets are due to be fitted and snagging completed.



Floorplan

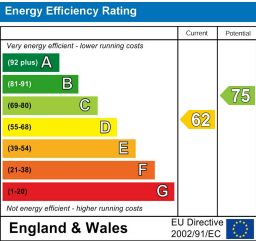
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Approximate Gross Internal Area
79.6 sq m / 857 sq ft



Third Floor

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