



Lymer Avenue, SE19 | Offers In Excess Of £475,000

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In General

- Triple aspect two bedroom mid-century apartment
- Part of the prestigious Dulwich Estate
- Close to Dulwich Woods and Dulwich Upper Wood
- Nearby excellent transport links
- Garage and residents parking
- Refinished original Afromosia flooring
- Elevated views across the surrounding greenery

In Detail

Set within the Dulwich Wood Estate, this two-bedroom apartment brings together mid-century character, thoughtful updates and a particularly leafy outlook. Positioned on the second floor, at the height of the surrounding tree canopy, it is triple aspect and extends to approximately 865 sq ft (80.4 sq m).

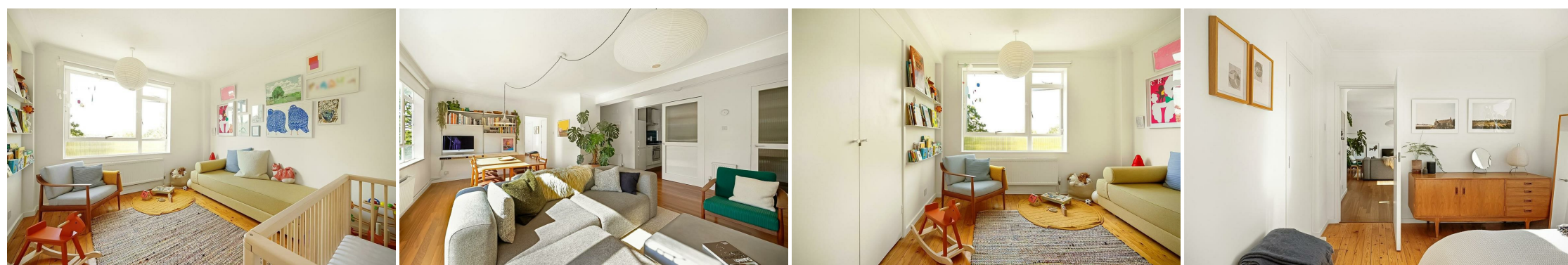
The entrance lobby leads to a generous L-shaped reception room, measuring around 21ft in length, with original solid-wood flooring and a broad bank of white Crittall windows. South facing light fills the room, while the elevated outlook gives it a pleasing sense of connection to the trees beyond.

A separate kitchen sits behind a reeded-glass painted timber sliding door, with crisp white cabinets and generous storage. Both double bedrooms have fitted storage and far-reaching views. The modern bathroom includes through coloured porcelain tiles that reference the building exterior, paired with modern sanitary ware with stainless-steel Crosswater MPRO fittings, Bette steel bath and integrated mirrored cabinet. Bespoke shelving, well-considered storage and high-spec roller blinds complete the interior.

The apartment benefits from lift access, a private garage and access to the estate's well maintained communal grounds. Gipsy Hill, Crystal Palace and Sydenham Hill stations are within convenient reach, as are the Crystal Palace Triangle, Gipsy Parade and Dulwich Village.

Perfect for those who appreciate mid-century design and carefully considered contemporary finishes, this tranquil and characterful apartment offers a beautifully comfortable and distinctive place to call home.

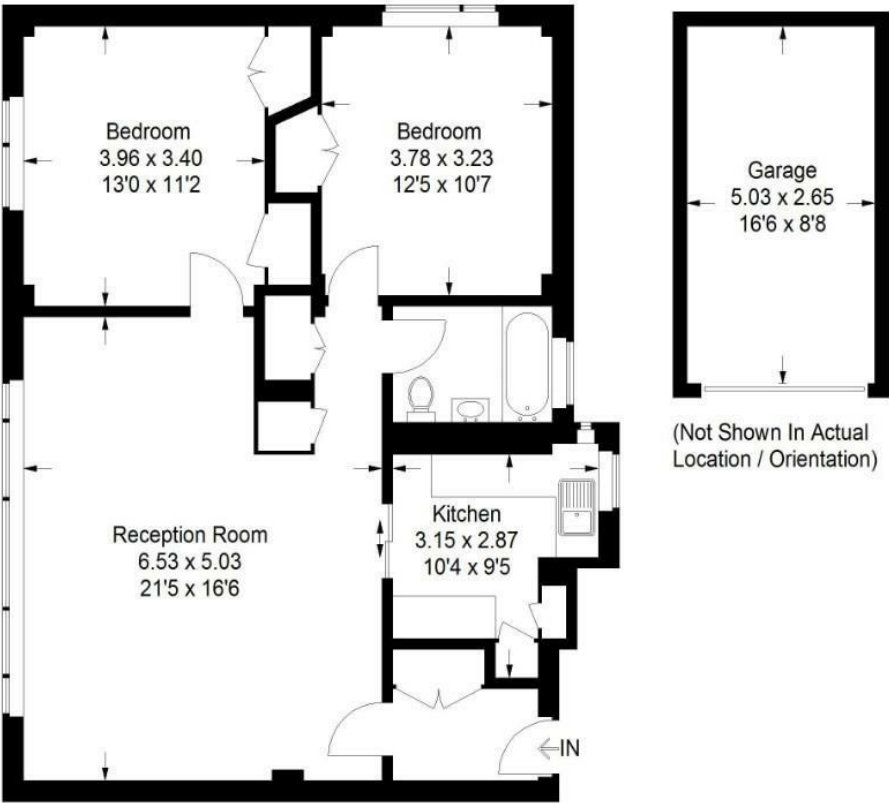
EPC: C | Council Tax: Band C | Lease: 121 years remaining | Service charge: approx. £1,600 p/a Ground rent: £0 | Buildings insurance: TBC



Floorplan

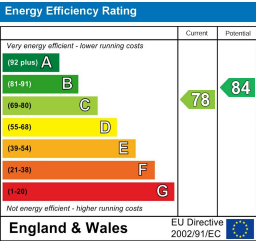
Raleigh Ct, SE19

Approximate Gross Internal Area = 80.4 sq m / 865 sq ft
Garage = 13.5 sq m / 145 sq ft
Total = 93.9 sq m / 1010 sq ft



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.



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