



Lymer Avenue, SE19 | Offers In Excess Of £425,000

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# In General

- Two bedroom fifth floor apartment
- No onward chain
- Original wood flooring
- Garage
- Lift
- Residents parking
- Popular location
- Ease of access to transport links
- Close to Crystal Palace Park

# In Detail

A spacious two bedroom fifth floor apartment set within the prestigious Dulwich Estate and available for sale with no onward chain.

This property provides a blank canvas for a new owner the personalise and make their own. The accommodation benefits from original stripped wood flooring and a pleasant elevated view, just above the canopy of trees. Both of the bedrooms are of a double proportion and have fitted storage, whilst the reception room extends to 21ft and boasts a sunny southerly aspect.

Further benefits include a garage, lift service, residents parking and immaculately maintained communal grounds.

This 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.

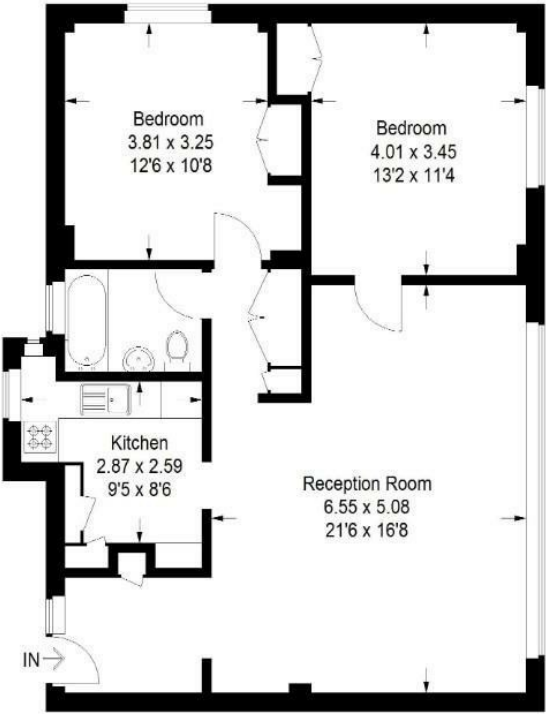
EPC: D | Council Tax Band: C | Lease: 121 Years remaining | SC: £2090.12 per annum | GR: Nil |



# Floorplan

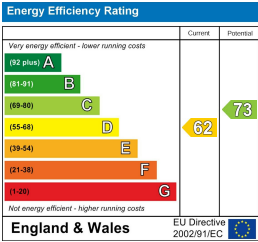
## Raleigh Court, Lymer Avenue, SE19

Approximate Gross Internal Area  
80.9 sq m / 871 sq ft



### Fifth 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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