Jukes & Co
Estate Agents



# Lymer Avenue

, LONDON, SE19 1LS

£425,000

2 1 1

A rarely available two double bedroom apartment which has 886 square feet, forming part of the popular Dulwich Estate development on the borders of Dulwich and Crystal Palace.

Positioned on the Ground floor, offering a fitted kitchen a massive 21 x 16 ft Large spacious lounge, two 13ft bedrooms, fitted storage throughout. A long lease, gas central heating (instead of original warm air), a lift, garage, meticulously maintained common grounds make for an attractive market offering.

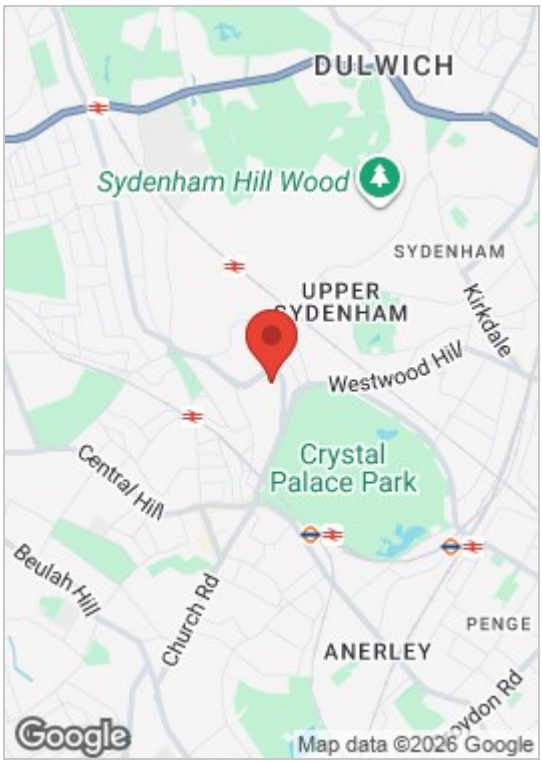
This location enables ease of access to Gipsy Hill, Crystal Palace, or Sydenham Hill rail links, as well as key bus routes to central London. There are an abundance of leisure and shopping options also nearby at the Crystal Palace Triangle, Gipsy Parade, or Dulwich Village.



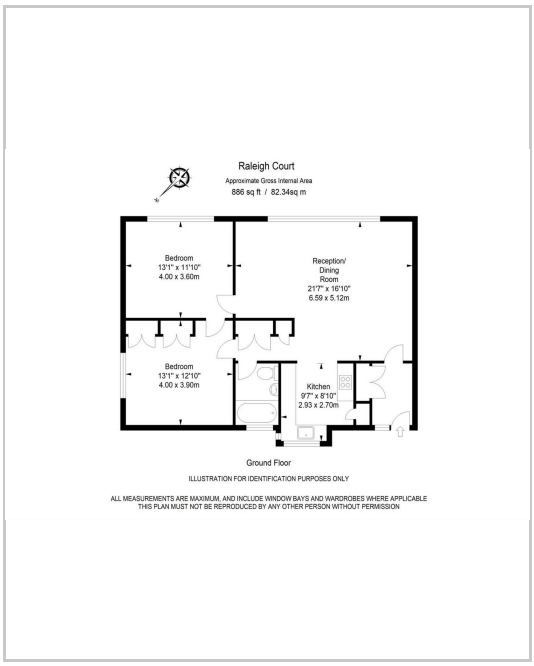




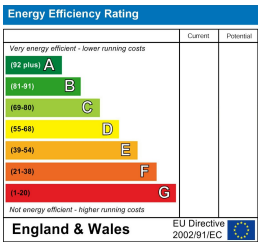
## Area Map

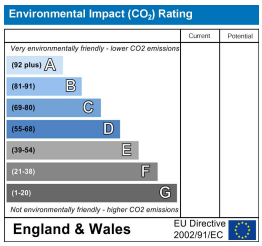



## Floor Plan




## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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