



Farquhar Road, SE19 | £500,000

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In General

- No onward chain
- Lift
- Popular Dulwich Estate location
- Two double bedrooms
- Pleasant elevated views
- Garage

In Detail

A stunning two double bedroom top floor mid-century apartment forming the highly popular Dulwich Estate on the borders of Crystal Palace and Dulwich.

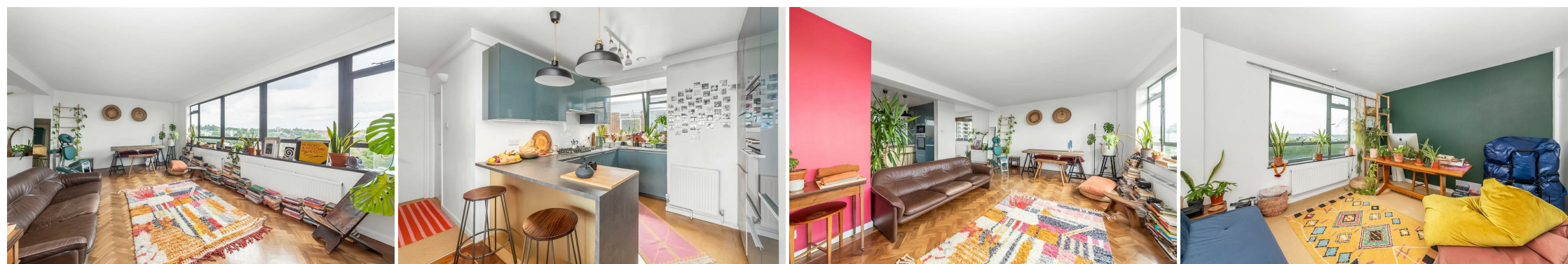
This spacious property enjoys one of the best aspects on the development with far-reaching City and green views, and is the perfect place to watch sunsets and the changing of the seasons. A generously proportioned L-shape reception room boasts beautiful chevron parquet flooring and large windows for plenty of natural light. A modern kitchen is socially open-plan and has integrated appliances, a sit-up breakfast bar, and ample storage. The bedrooms are of relatively equal proportion, whilst the bathroom has also been modernised.

Externally there are well maintained communal grounds and residents parking.

Knoll Court is located on Farquhar Road and is well placed for access to Gipsy Hill, Crystal Palace or Sydenham Hill rail links, whilst leisure and shopping options are also nearby at the vibrant Crystal Palace Triangle, Gipsy Parade, or West Dulwich.

An excellent example that should be seen to be appreciated.

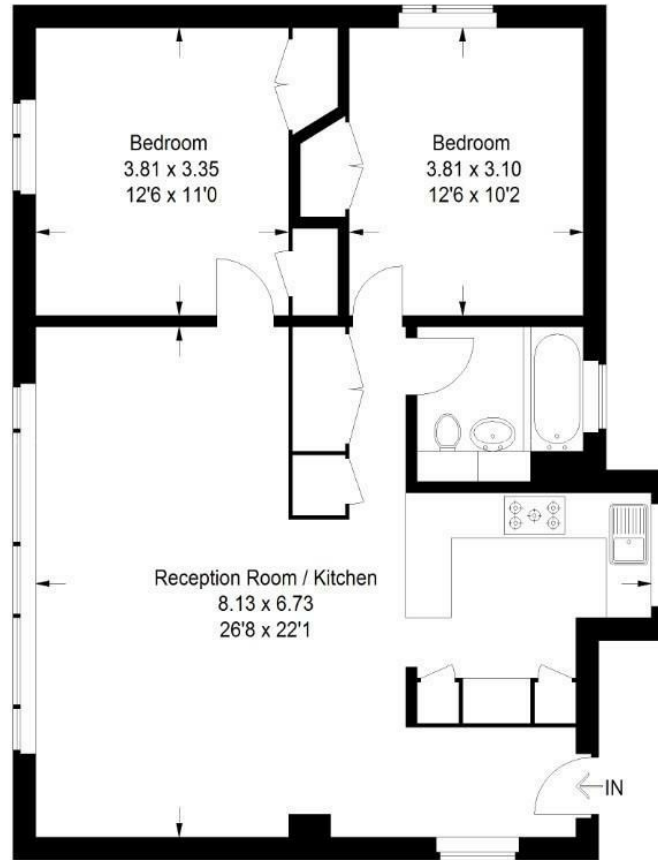
EPC: D | Council Tax Band: C | Lease: 121 years remaining | SC: £1,884.72 | GR: incl. in SC | BI: £721.50



Floorplan

Farquhar Road, SE19

Approximate Gross Internal Area
78.9 sq m / 849 sq ft



Seventh 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D		60	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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