



Lymer Avenue, SE19 | £485,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Two bedroom mid-century apartment
- Popular Dulwich Estate development
- Modernised kitchen and bathroom
- Lift
- Secondary glazing
- Residents parking

In Detail

A light-filled first floor mid-century apartment, forming part of the sought-after Dulwich Estate and offered to the market with no onward chain.

Beautifully bright and neutrally decorated throughout, the property offers a wonderful blank canvas for a buyer to personalise. The generous 21ft reception room features an original fireplace, secondary double glazing, and a sunny south-easterly aspect, creating a warm and inviting living space. The modern kitchen has been thoughtfully upgraded with contemporary units, stylish tiling, and integrated appliances, and has been opened up to the main living area for a more social layout.

Both bedrooms are well-proportioned doubles, each with fitted storage and an interconnecting door. Further highlights include a long lease, a recently replaced lift, meticulously maintained communal gardens, and residents' parking.

Nestled within a leafy development, the property is ideally positioned for Gipsy Hill and Crystal Palace rail links, and within easy reach of the vibrant Crystal Palace Triangle, Gipsy Parade, and West Dulwich — offering a wide choice of cafés, boutiques, and local amenities.

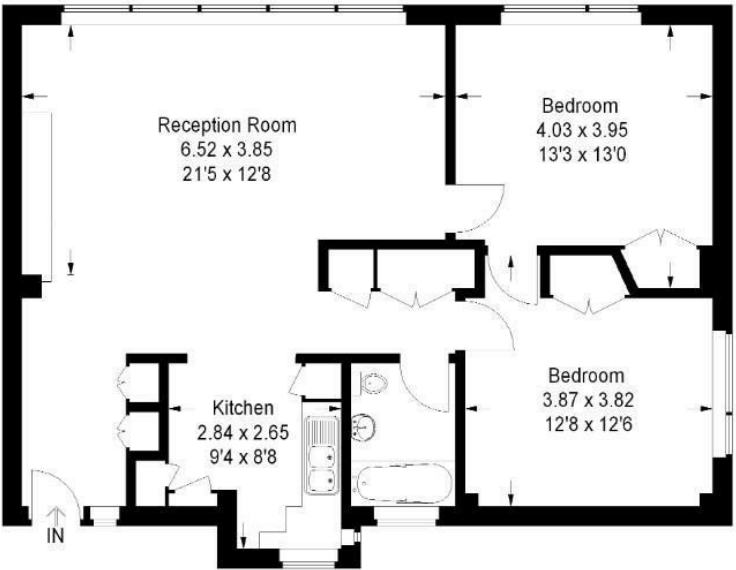
EPC: D | Council Tax Band: C | Lease: TBC Year remaining | SC: TBC | GR: TBC | BI: TBC



Floorplan

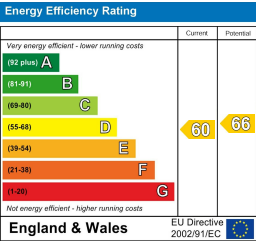
Lymer Avenue

Approximate Gross Internal Area
79.7 sq m / 858 sq ft



First Floor

Copyright www.pedderproperty.com ©
These plans are for representation purposes only as
defined by RICS - Code of Measuring Practice. Not to Scale.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.