



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

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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.

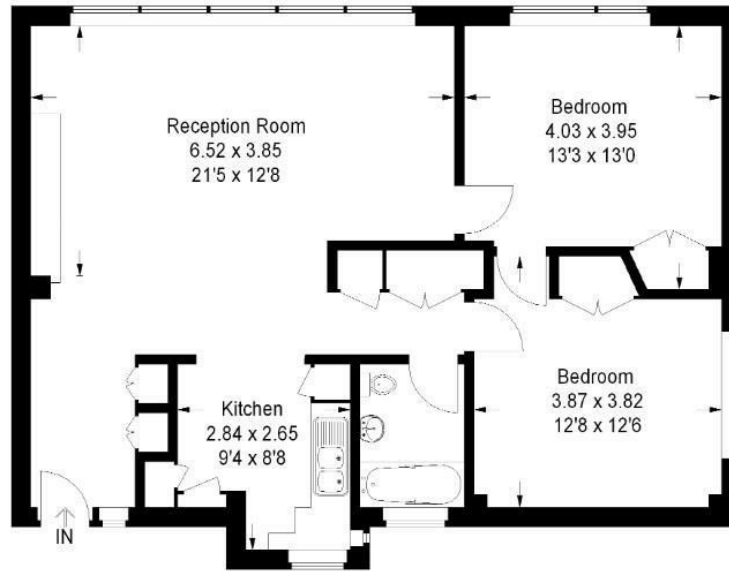
EPC: D | Council Tax Band: C | Lease: TBC Year remaining | SC: TBC | GR: TBC | BI: TBC



Floorplan

Lymer Avenue

Approximate Gross Internal Area
79.7 sq m / 858 sq ft



First Floor

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

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| 102 plus) A | | | |
| 81-101) B | | | |
| 69-80) C | | | |
| 55-68) D | | 60 | 66 |
| 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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