



Farquhar Road, SE19 | £490,000

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# In General

- Two bedroom mid-century apartment
- Excellent condition
- Pleasant green outlook
- Upgraded throughout
- Fourth floor
- Lift
- Garage
- Characterful accommodation

# In Detail

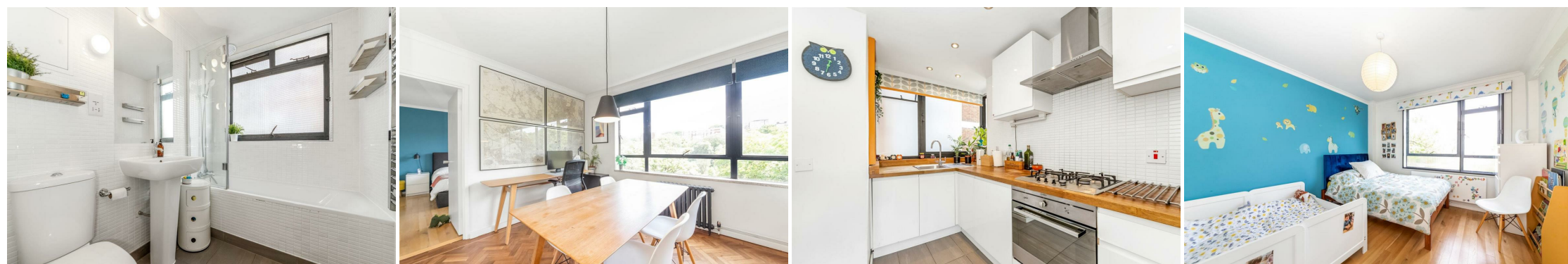
A light, bright and beautifully presented two double bedroom fourth floor apartment set within the highly popular Dulwich Estate, on the borders of Dulwich and Crystal Palace.

This characterful property has been upgraded and improved by the current owners to offer a fresh and inviting space which is situated just above a canopy of trees, providing a lush green outlook. Those familiar with the sought-after mid-century development will be pleased to see stunning chevron parquet flooring in the 22ft L-shaped reception room, also a bank of cobalt grey windows with a terrazzo mantle which allow for plenty of natural light. The kitchen is accessed via a sliding door and has been upgraded to make the most of the space with solid wood surfaces, integrated appliances and white high gloss cabinetry. Other notable features include two double bedrooms, ample fitted storage, a fully tiled bathroom with a rainfall shower and heated towel rail, a lift, and a garage.

Externally there are meticulously maintained communal grounds with mature planting and trees - ideal for whiling away summer afternoons in a quiet spot.

This convenient 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 bustling Crystal Palace Triangle, Gipsy Parade or West Dulwich.

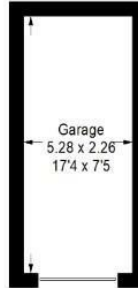
EPC: TBC | Council Tax Band: C | Lease: 123 years remaining | SC: £1,880 | GR: £0 | BI: £600



# Floorplan

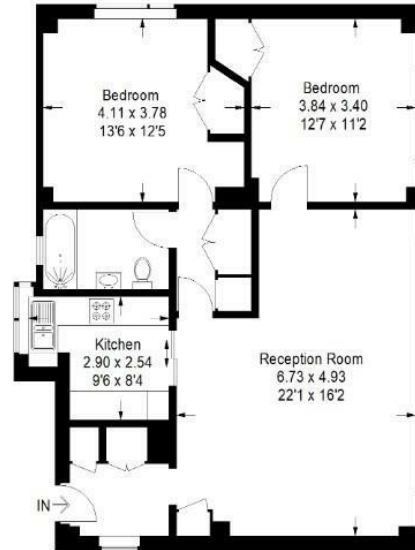
## Knoll Court, SE19

Approximate Gross Internal Area  
 81.1 sq m / 873 sq ft  
 Garage = 12.1 sq m / 130 sq ft  
 Total = 93.2 sq m / 1003 sq ft



### Ground Floor

(Not Shown In Actual Location / Orientation)



### Fourth 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			80
81-101) B			
69-80) C			
55-68) D		62	
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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