

# HARVEY & WHEELER

ESTABLISHED 1855



18 GRENVILLE COURT, LYMER AVENUE  
GIPSY HILL, SE19 1LR



Set on the fourth floor of an iconic residential tower designed by Austin Vernon & Partners, this contemporary apartment sits within the historic Dulwich Estate, surrounded by mature woodland and well-maintained communal gardens. A lift serves the building, and the elevated position provides views across the hillside canopy towards Crystal Palace.

Offered chain-free, the apartment extends to 871 sq ft (81 sq m) and is arranged as a light-filled, open-plan mid-century modern living space, with a strong emphasis on proportion, outlook and connection to the landscape beyond. Panoramic Crittall style framed windows wrap the main living area, drawing in exceptional natural light throughout the day and framing uninterrupted green views.

A well-considered kitchen sits just off the main living space, separated by glass-panel sliding doors that allow light to flow freely between both aspects while offering flexibility of use. Two generously proportioned double bedrooms, a bathroom and ample integrated storage complete the accommodation, resulting in a cohesive and highly functional layout. The apartment further benefits from a private garage.

Gipsy Hill station is nearby, offering direct services to Victoria and London Bridge, with a single stop to Crystal Palace for the London Overground. Sydenham Hill station is also within easy reach, providing additional regular services to Victoria.

Homes in this development rarely come to the open market, and therefore early viewing is recommended.

The lease is 189 years from 25 March 1959. EPC Rating C. Council Tax Band C. The quarterly service charge is approximately £400.

#### ACCOMMODATION

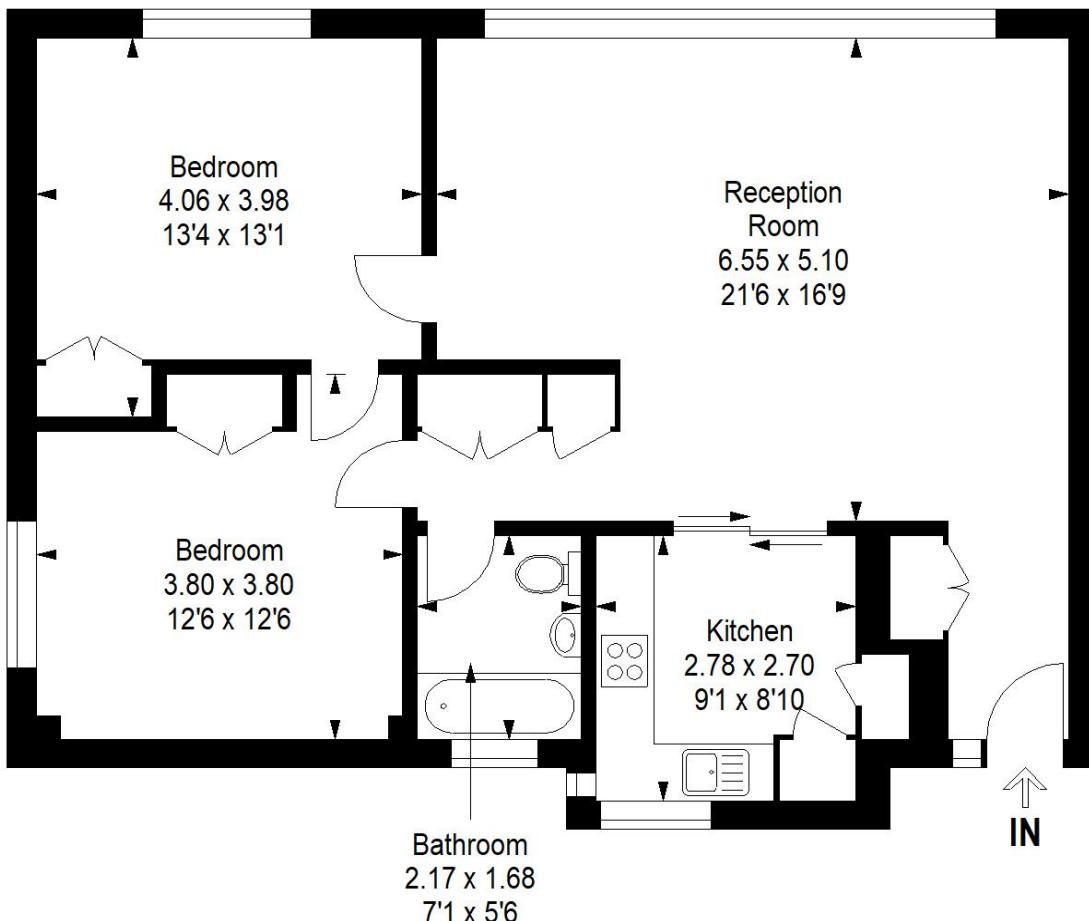
2 Double bedrooms	Spacious living room
Bathroom	Fantastic panoramic views
Communal lift	Kitchen
Garage	Well-maintained communal gardens

£475,000



# Lymer Avenue, SE19 1LR

Approximate Gross Internal Area = 80.92 Sq m / 871 Sq ft



## Fourth Floor

This Plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Viewing is recommended, but strictly by appointment with Sole Agents

[harveywheeler.com](http://harveywheeler.com)

Prospective purchasers are reminded that, whilst these details are believed to be correct,

if there is any point of particular importance, we would be pleased to check the information

prior to viewing, particularly when travelling some distance to view.

### MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or contract. Neither the vendors

nor their agents nor any person in their employ, bind themselves in any way, nor are warranties

given in respect of any statements contained in these particulars. Intending purchasers

must verify all statements by inspection or otherwise.

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