



**Farquhar Road, London**

Asking Price £525,000



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## Property Summary

Propertyworld is delighted to present this stunning mid-century apartment, forming part of the highly desirable Dulwich Estate and perfectly positioned on the borders of Crystal Palace and Dulwich. Beautifully presented throughout, this spacious two double bedroom home seamlessly combines timeless architectural charm with stylish contemporary interiors, abundant natural light, and far-reaching views across the City skyline and surrounding greenery.

Occupying an elevated top-floor position, the property enjoys spectacular sunsets and ever-changing seasonal outlooks. At the heart of the home is an impressive 21ft reception room, offering generous space for both relaxing and dining. Large picture windows flood the room with natural light, while attractive chevron parquet flooring adds warmth, elegance, and character.

The spacious kitchen is fitted with a range of wall and base units, providing excellent storage and ample workspace, with plenty of potential to create a superb cooking and entertaining environment, whilst the bathroom provides a standard three piece suite, you would expect.

All two bedrooms are well-proportioned doubles, offering comfortable accommodation with space for additional furnishings and storage. The bathroom has been tastefully modernised with contemporary fittings and stylish finishes, completing the home's refined presentation and an abundance of integrated storage cupboards.

Externally, residents benefit from beautifully maintained communal grounds and convenient residents' parking.

Knoll Court is situated on the sought-after Farquhar Road, ideally located for access to Gipsy Hill, Crystal Palace, and Sydenham Hill stations, providing excellent transport connections into central London. The vibrant Crystal Palace Triangle, Gipsy Parade, and West Dulwich are all nearby, offering an excellent selection of cafés, restaurants, boutiques, leisure facilities, and green open spaces.

Penge Sales  
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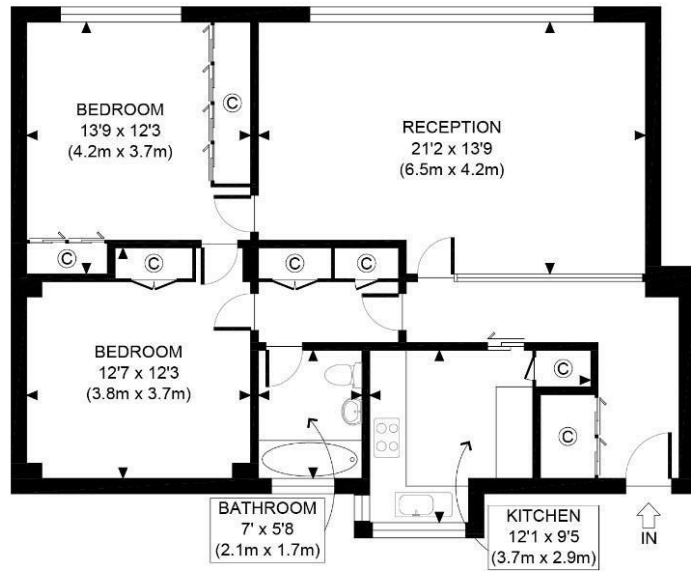
- Purpose built Apartment
- Three bedrooms
- Top floor
- Stunning views
- Spacious accommodation
- Residents parking
- Lift access
- Leasehold Tenure
- Epc rated C
- Council tax band C

## Our Vendor Loves...

A lovely bright apartment and the views are amazing, being up on the top floor.  
The lounge is very big and the block is very friendly.



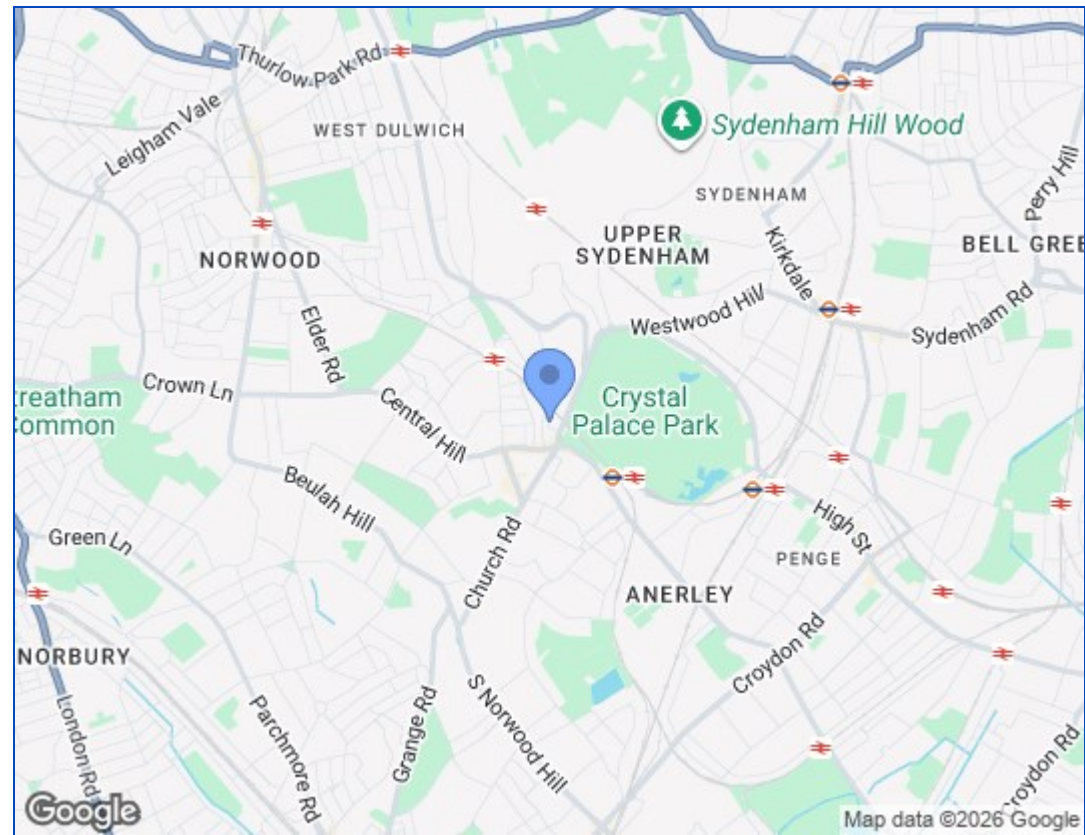




FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 876 SQ FT



|                                                                                                                                                                                                                                                                                                                                                      |                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>APPROX. GROSS INTERNAL FLOOR AREA 876 SQ FT / 81 SQM</b><br>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation | <b>knoll court</b><br>date 30/4/26<br> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 73                      | 76        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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