



Gipsy Hill, SE19
£415,000

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In general

- Split-level
- Two double bedrooms
- Character & charm
- Stripped wood flooring
- Naturally bright throughout
- Great location for the Triangle and station
- No onward chain
- A share of the freehold

In detail

A light, bright and characterful split level period conversion centrally positioned on a popular road in Crystal Palace.

This well proportioned accommodation boasts a generous living space with high ceilings, stripped wood flooring, coving, an exposed brick feature fireplace, and a large sash window which allows for plenty of natural light. A modern kitchen has ample storage and pleasant elevated views, whilst the bathroom has also been upgraded to include fresh white sanitary ware and contemporary grey tiling. Upstairs there are two double bedrooms (both offering recesses for home working) with an abundance of eaves storage, the slightly larger of the two also enjoying a double aspect. Further points to note include a share of the freehold and no onward chain.

Gipsy Hill is well placed for the various independent shops, eateries and bars at the Triangle. Also, moments from Gipsy Hill station with links to London Bridge, Victoria, and Blackfriars.

In our opinion, an ideal first purchase to be immediately enjoyed.

EPC: D | Council Tax Band : C | Lease: approx 995 years remaining | SC: £0 | GR: £0 | BI: £280pa



Floorplan



Gipsy Hill, SE19

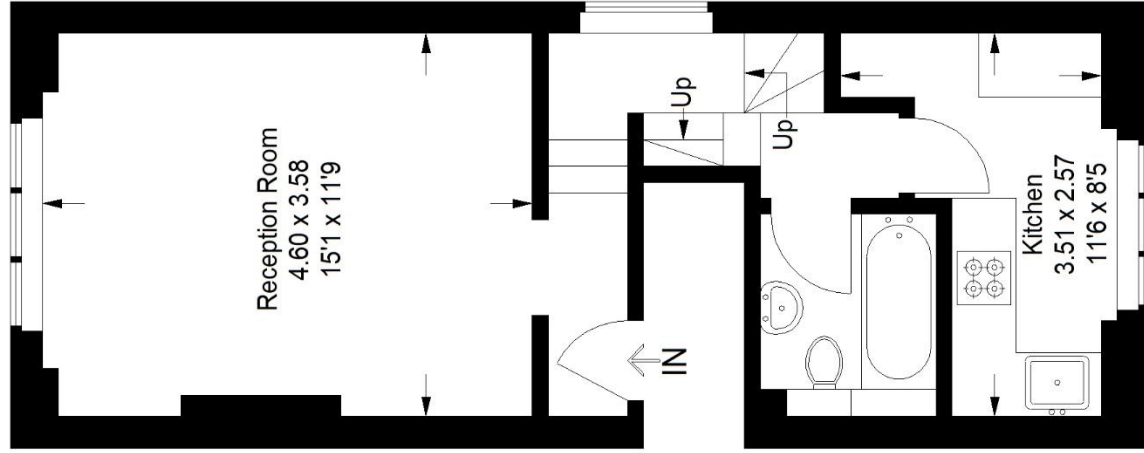
Approximate Gross Internal Area

First Floor = 33.4 sq m / 360 sq ft

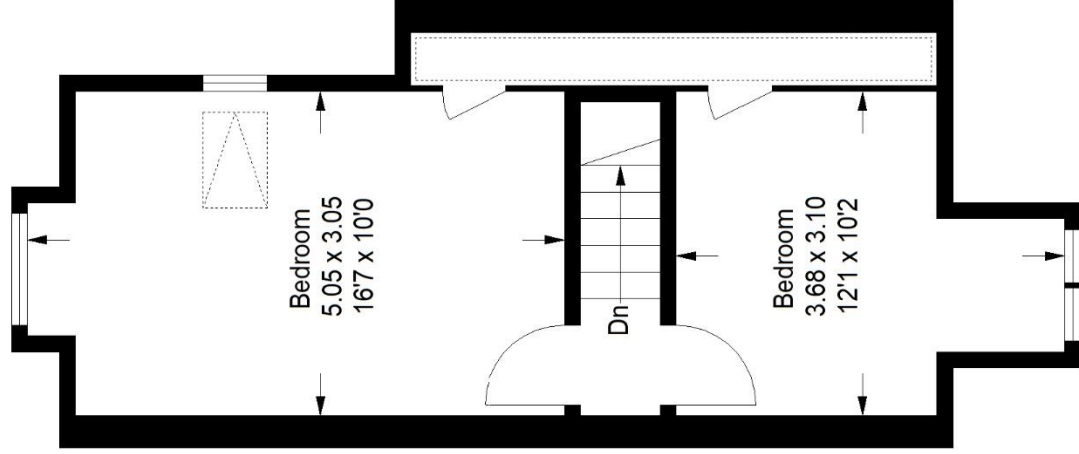
Second Floor = 29.5 sq m / 317 sq ft

Total = 62.9 sq m / 677 sq ft

 = Reduced Headroom Below 1.5 M / 5'0"



First Floor



Second 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. (ID:1008106)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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