



Gipsy Hill , SE19

Guide Price £350,000-£375,000

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In general

- Generously proportioned
- Private entrance
- No onward chain
- Characterful features
- Central location
- Utility room and separate study
- Low maintenance courtyard garden
- Ease of access to transport links

In detail

A generously proportioned one bedroom garden flat moments from central Crystal Palace and available for sale with no onward chain.

This larger than average period conversion is in excellent condition and could be an ideal option for a first time or investor buyer seeking a turn-key purchase in a great location. The accommodation is accessed via a private entrance and forms one of just two residencies in the building. Brief highlights include a separate study and a utility room which lends itself to home working and keeping laundry out of the way. A sociably open-plan kitchen / living arrangement includes plenty of storage, whilst solid wood flooring and a beautiful feature fireplace add a sense of character. The bedroom has plenty of natural light from a large sash window and alcoves which are perfect for wardrobe space. The bathroom has been luxuriously finished with Travertine tiling throughout and boasts a separate walk-in rainfall shower, whilst a low-maintenance courtyard garden offers a relaxing space for down-time or entertaining friends and family.

Gipsy Hill is a highly regarded location which enables ease of access to the various independent shopping and leisure offerings of the Triangle in central Crystal Palace, also both Gipsy Hill and Crystal Palace rail links.

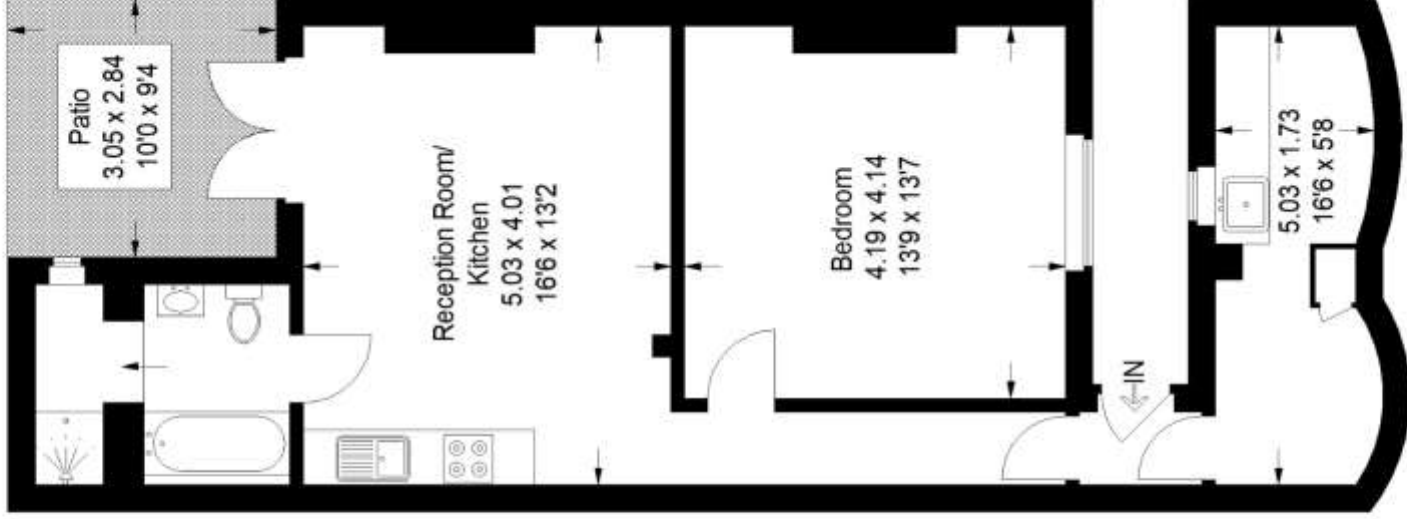
EPC: D | Council Tax Band: C | Lease: 109 years remaining | SC: As & When | GR: £150pa | BI: £350 (2022)



Floorplan

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Approximate Gross Internal Area
59.3sq m / 638 sq ft



Basement

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Area	Responsibility	Class	Permitted
32	A		
31.51	B		
31.23	C		
31.05	D		
30.87	E		
30.69	F		
30.51	G		