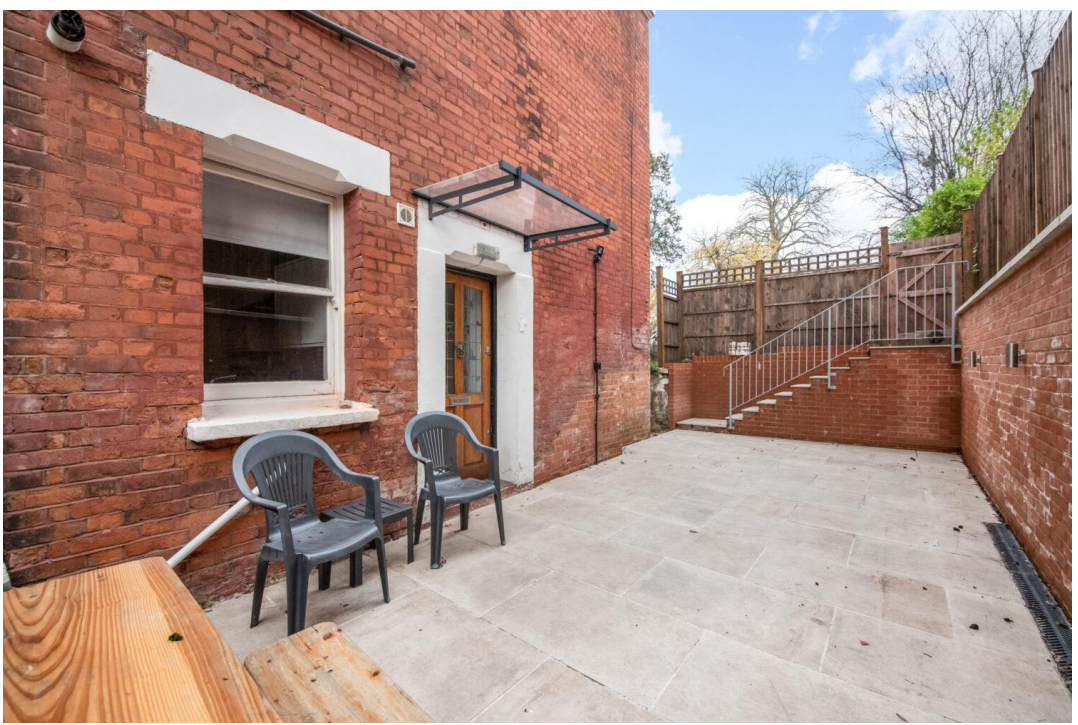




Gipsy Hill, SE19
OIEO £570,000

0208 702 9333
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In general

- 1,231 sq ft / 114.4 sq m
- No onward chain
- Private courtyard garden
- Private entrance
- Central location
- Off street parking

In detail

A spacious two bedroom ground floor garden flat positioned on a sought after location, moments from Gipsy Hill station and central Crystal Palace.

The property is accessed via a private entrance and comprises 1,231 sq ft / 114.4 sq m of space that offers a neutrally decorated blank canvas for a new owner to make their own. Highlights include a generous eat-in kitchen, two double bedrooms, a 21ft reception room with a light and bright sash bay window, a bathroom with a separate walk-in shower, a large store room, and a long lease.

Externally there is a low maintenance, newly created courtyard garden – perfect for enjoying sunny summer days, and floodlight for al fresco dining. Also, residents off street parking.

Gipsy Hill works well for rail links to central London, as well as a wealth of shopping and leisure amenities at the Triangle, Gipsy Parade, and West Dulwich. There is also a park and children's play area directly opposite.

No onward chain.

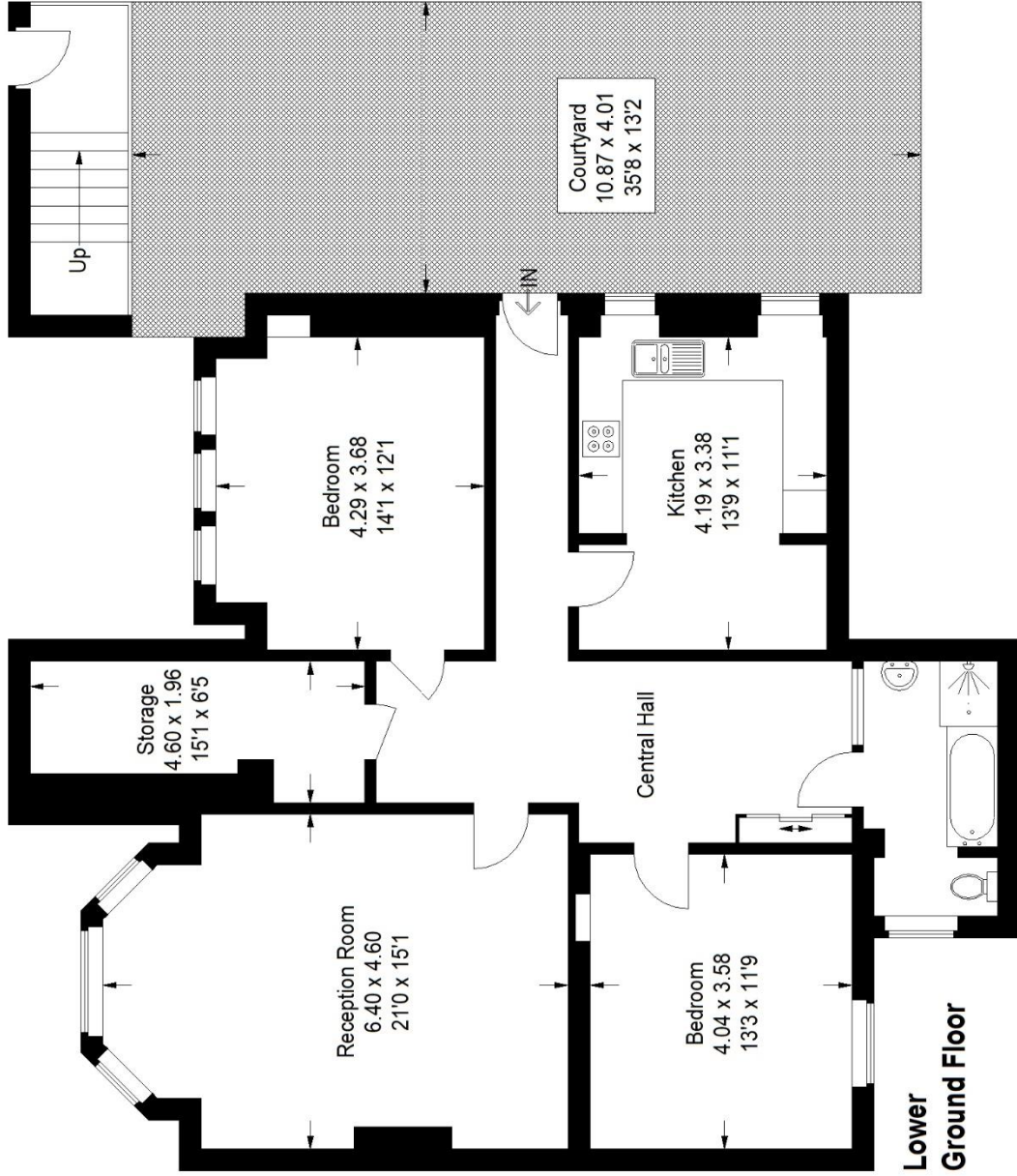
EPC: C | Council Tax Band: C | Lease: 999 years remaining | SC: Ad hoc | GR: £0 | BI: £2,100.87 (Split between four flats)



Floorplan

Gipsy Hill, SE19

Approximate Gross Internal Area
114.4 sq m / 1231 sq ft



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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	82 B

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