



Gipsy Road SE27
Guide Price £350,000-£375,000

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In general

- One bedroom
- Period Conversion
- Ground floor
- Direct access to private garden
- Period features
- Convenient location
- Ideal for transport links and local amenities

In detail

A characterful, light and bright one bedroom garden flat positioned on a sought after road nearby transport links and Norwood Park.

This well presented Victorian property benefits from direct access to private garden, period features, built in storage, upgraded kitchen and bathroom, warm and inviting decor and long lease.

Externally the decked private garden offers a low maintenance, tranquil, space to relax on sunny days with added bonus of outside storage cupboard.

This location works well for Gipsy Hill rail links, also nearby restaurants and shopping at Gipsy Parade, West Dulwich, and the bustling Crystal Palace Triangle.

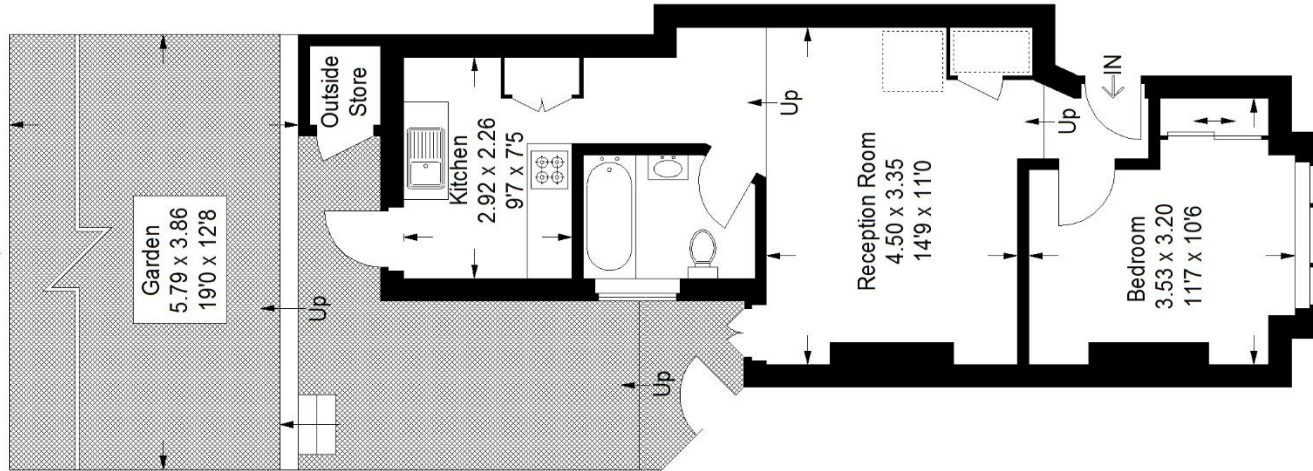
EPC D | Council Tax Band C | Lease 133 years remaining | SC: N/A | GR: £100 | BI: £500



Floorplan

Gipsy Road, SE27

Approximate Gross Internal Area
(Excluding Outside Store)
43.3 sq m / 466 sq ft



 = Reduced headroom below 1.5 m / 5'0

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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	65 D	78 C
39-54	E		
21-38	F		
1-20	G		

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