



Gipsy Hill, SE19  
£325,000

0208 702 9333  
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# In general

- One bedroom
- No onward chain
- Modernised accommodation
- Fitted bedroom storage
- Juliette balcony
- Sought after location
- Close to transport links

# In detail

A very well presented one bedroom first floor conversion for sale forming part of an attractive stucco-fronted period building on a sought after road moments from Gipsy Hill station.

Benefitting from no onward chain and some recent cosmetic upgrades, this light and bright apartment could suit a first time or investor purchaser seeking a centrally located property in immediately enjoyable condition.

Notable features include a modernised kitchen with 'brick' tiling, cherry wood flooring, fitted bedroom storage, a double Juliette balcony with iron balustrade and French windows, and a long lease.

This location is not only well placed for rail links, but also the Triangle in central Crystal Palace and Gipsy Road parade, with bars, eateries and leisure facilities all within close proximity.

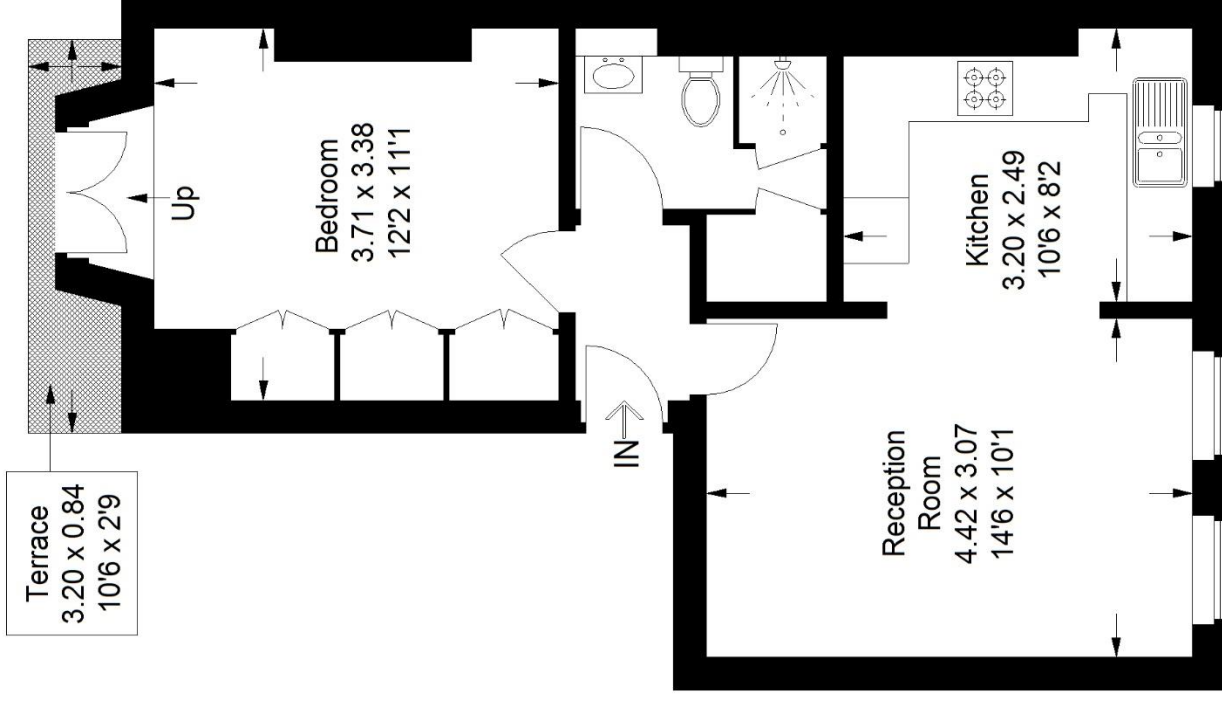
EPC: D | Council Tax Band: C | Lease: 998 years remaining | SC: £600 | GR: £100 | BI: Incl in SC



# Floorplan

## Gipsy Hill, SE19

Approximate Gross Internal Area  
44.0 sq m / 474 sq ft



### First Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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