



Gipsy Road SE27  
£600,000

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# In general

- 1026 Sq ft / 95.3 Sq m
- 25ft reception room with covered balcony
- No onward chain
- Characterful master bedroom with dressing area and en suite
- Split level accommodation
- Close to transport links

# In detail

A luxury two bedroom, two bathroom second floor apartment conveniently located moments from transport links and amenities, available for sale with no onward chain.

This split level accommodation is spread over the second and third floors of a high specification executive development and would suit those seeking a stylishly finished, quality new home.

Points to note include a 25ft reception room with a covered balcony, a German-designed kitchen with quartz surfaces and Smeg appliances, a characterful master bedroom with a large curved bay, a private terrace, en suite, fitted storage, solid wood flooring, a large main bathroom, separate WC, lift service, and secure entry.

Additional benefits include communal garden and bike storage.

Gipsy Road is well placed for Gipsy Hill Overground station (Victoria & London Bridge), bus links to the surrounding area and the many local amenities, pubs and restaurants of Crystal Palace, West Dulwich and West Norwood.

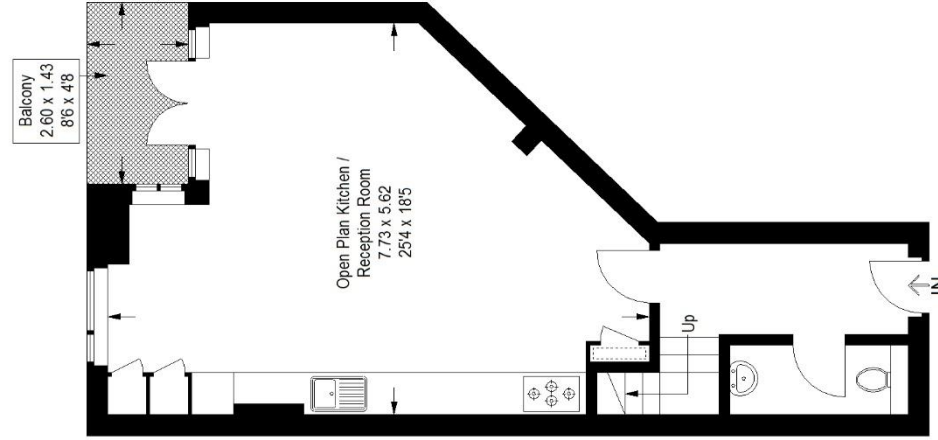
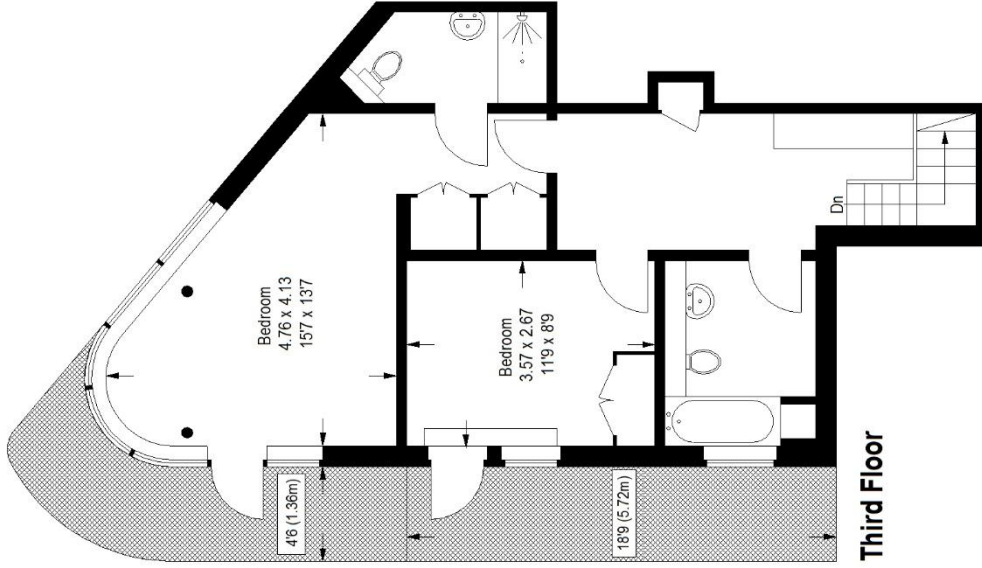
EPC: C | Council Tax Band: C | Lease: 120 years | SC: £2,370pa | GR: £350pa | BI: TBC



# Floorplan

## Gipsy Road SE27

Approximate Gross Internal Area  
 Second Floor = 43.9 sq m / 473 sq ft  
 Third Floor = 51.4 sq m / 553 sq ft  
 Total = 95.3 sq m / 1026 sq ft



## Second Floor

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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	86   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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