

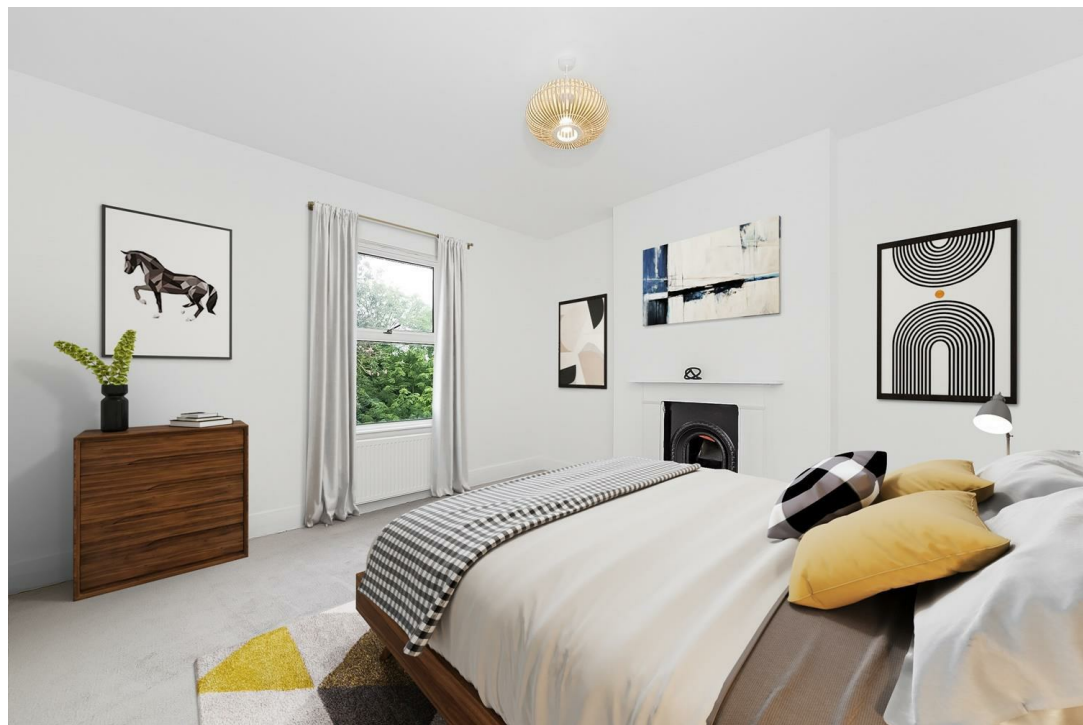


Gipsy Road, SE27 | Offers Over £650,000

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In General

- Newly converted
- Four bedrooms
- Private entrance
- Excellent transport links
- No onward chain
- Share of freehold

In Detail

A brand newly converted four bedroom split level maisonette positioned in a highly regarded location moments from Gipsy Hill station.

This generously proportioned property totals 1351 sq ft / 125.5 sq m and also features a sizeable private section of garden. The accommodation is one of just two in the building and is accessed via a private entrance leading to a hallway and a 17ft 9 reception room, with a sunny bay window. This room is ideal for accommodating large furniture and boasts a curated working feature fireplace, whilst being partially open to the kitchen. The kitchen is finished with contemporary grey units including integrated appliances, and has enough space to dine - perfect for entertaining friends and family away from the main living area. Alternatively, the fourth bedroom is also on this floor and could make a great dual-aspect dining room / home office if only three bedrooms are required.

Upstairs the main bathroom features marble-effect tiling and fresh white sanitary ware, whilst there is also a separate shower room which is ideal for busy lifestyles. Further points to note include fireplaces to all rooms, double bedrooms, a generous attic space (which could lend to conversion STP), and a share of the freehold. Externally the garden offers a low maintenance retreat to enjoy on pleasant summer days.

Gipsy Road is positioned between West Norwood, Crystal Palace, and Dulwich, and is convenient for nearby local shops on Gipsy Parade and West Dulwich. Also, the Crystal Palace Triangle and Norwood Park.

No onward chain.

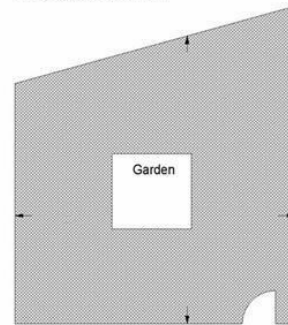
EPC: D | Council Tax Band: C | Lease: TBC Years Remaining | SC: N/A | GR: N/A | BI: £600



Floorplan

Gipsy Road, SE27

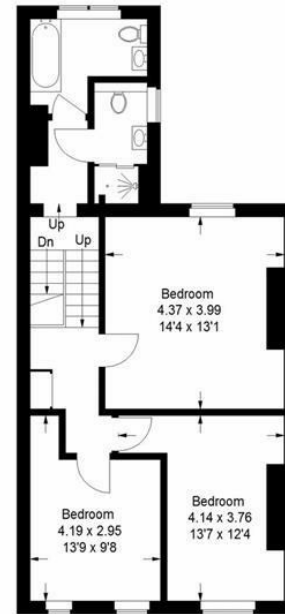
Approximate Gross Internal Area
125.5 sq m / 1351 sq ft



Ground Floor
(Not Shown In Actual Location / Orientation)



First Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			79
81-101) B			
69-80) C			
55-68) D		61	
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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