



Gipsy Hill, SE19
£850,000

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In general

- No onward chain
- Three bedroom town house
- Opposite Long Meadow
- Separate home office/ storage room
- En suite shower room
- Central location
- Off street parking

In detail

A high specification three bedroom mid-century town house in excellent condition and available for sale with no ongoing chain.

Arranged over three levels and offering flexible living accommodation, this property has been previously remodelled and upgraded to offer a contemporary living space with quality fittings, clean lines, and a sympathy for mid-century design. The upgrades were completed with long-term endurance at the forefront and should please those who prefer uncluttered functionality.

Points to note include a mix of birch style Karndean oak and parquet flooring, a high gloss kitchen with premium integrated appliances and composite stone surfaces, guest cloakroom, a low maintenance rear garden with home office / storage room, an en suite shower room, an open-plan kitchen / dining / day room and separate reception room and off street parking.

This location is moments from Gipsy Hill station, the Triangle, Kingswood Primary and the amenities of West Dulwich.

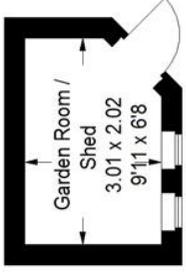
EPC: C | Council Tax Band: E



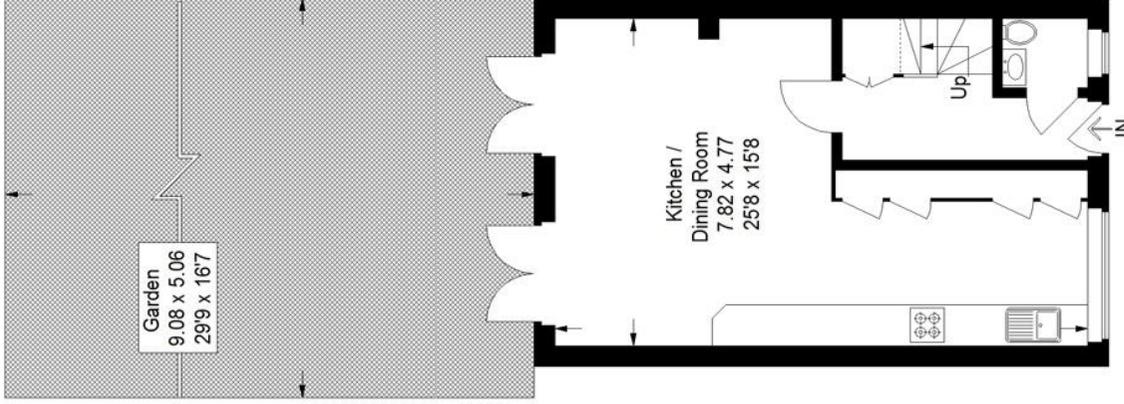
Floorplan

Graveley Court, SE19

Approximate Gross Internal Area
 Ground Floor (Excluding Garden Room / Shed)
 37.8 sq m / 407 sq ft
 First Floor = 38.6 sq m / 414 sq ft
 Second Floor = 38.6 sq m / 414 sq ft
 Total = 114.8 sq m / 1235 sq ft

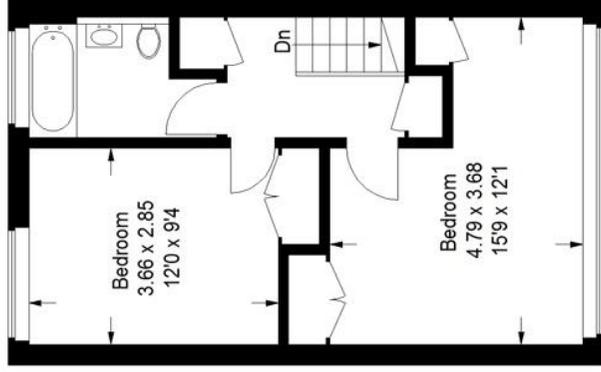


(Not Shown In Actual Location / Orientation)

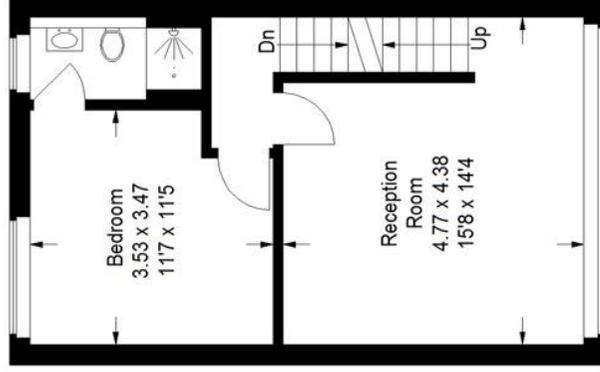


Ground Floor

⋯ = Reduced headroom below 1.5 m / 5'0"



Second Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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