



Gipsy Road, SE27 | £650,000

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In General

- 1190 sq ft / 110.6 sq m
- Three bedrooms
- Private terrace at the rear of the building
- 30ft living space
- Secure gated parking
- En suite shower room
- No onward chain
- High specification finish
- Close to Gipsy Hill station
- Ample fitted storage

In Detail

An exceptionally well finished three bedroom, two bathroom first floor apartment completed approximately seven years ago by renowned luxury new homes builder Hambridge Homes.

Forming part of a small boutique development, the space totals 1190 sq ft / 110.6 sq m and offers the ultimate in high specification living, superb energy efficiency, and stylishly finished accommodation throughout. This sizeable property could be ideal for those seeking a conveniently positioned and rarely available new home.

Notable features include three double bedrooms (en suite to main), lots of fitted storage, lift service, a German-manufactured kitchen with Smeg appliances and a sociable sit-up bar, large windows for lots of natural light, a 30ft reception room with access to a sizeable terrace with a partial City view, beautiful solid wood herringbone flooring, and a large main bathroom with premium fittings. Externally there is secure gated parking, bike storage, and communal grounds.

This location is moments from Gipsy Hill rail links, also nearby restaurants and shopping at Gipsy Parade, West Dulwich, and the bustling Crystal Palace Triangle. Norwood Park is also moments away for morning jogs or pleasant weekend strolls.

A must-see property to appreciate the standard of build.

Chain free.

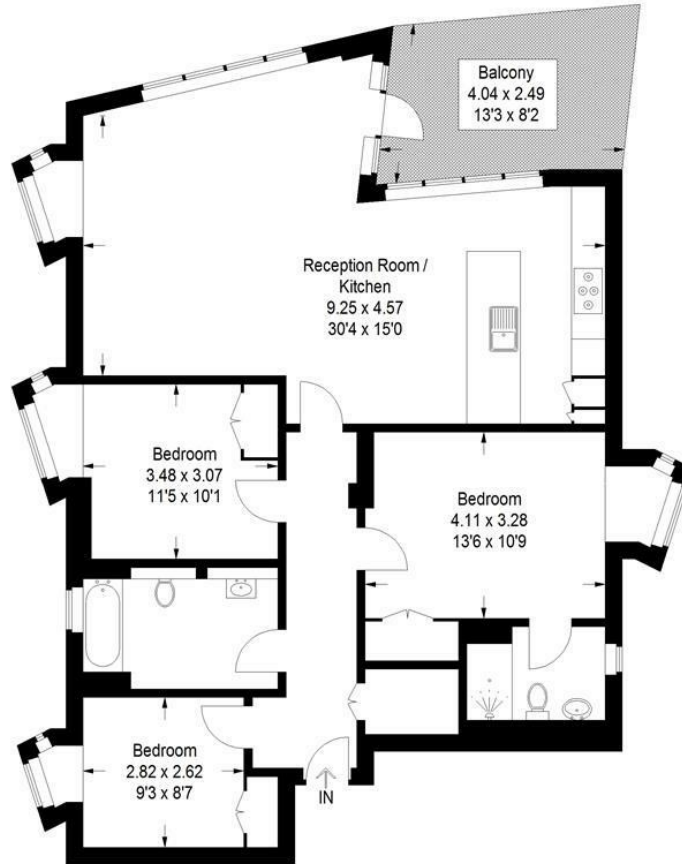
EPC: B | Council Tax Band: D | Lease: 117 years remaining | SC: £2,980 pa | GR: £350 pa | Buildings Insurance: Incl. in SC



Floorplan

Gipsy Road, SE27

Approximate Gross Internal Area
110.6 sq m / 1190 sq ft



First 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			
81-101) B		84	84
69-80) C			
55-68) D			
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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