



Gipsy Hill, SE19

Guide Price £350,000-£375,000

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In general

- Share of the freehold
- No onward chain
- Moments from Gipsy Hill station
- A wealth of amenities nearby
- Newly fitted bathroom and kitchen

In detail

A centrally located two bedroom period conversion apartment positioned moments from Gipsy Hill station, boasting direct access to a large communal garden. No onward chain.

The accommodation is neutrally decorated throughout and forms part of a terrace of attractive stucco-fronted buildings which are usually popular with first time and investment purchasers alike.

Noteworthy features include a well maintained communal garden and patio area, partially open-plan kitchen, replacement flooring, sash windows, and a share of the freehold.

This highly regarded location enables ease of access to the various independent shopping and leisure offerings of the Triangle in central Crystal Palace, also those on Gipsy Parade, and slightly further for West Dulwich.

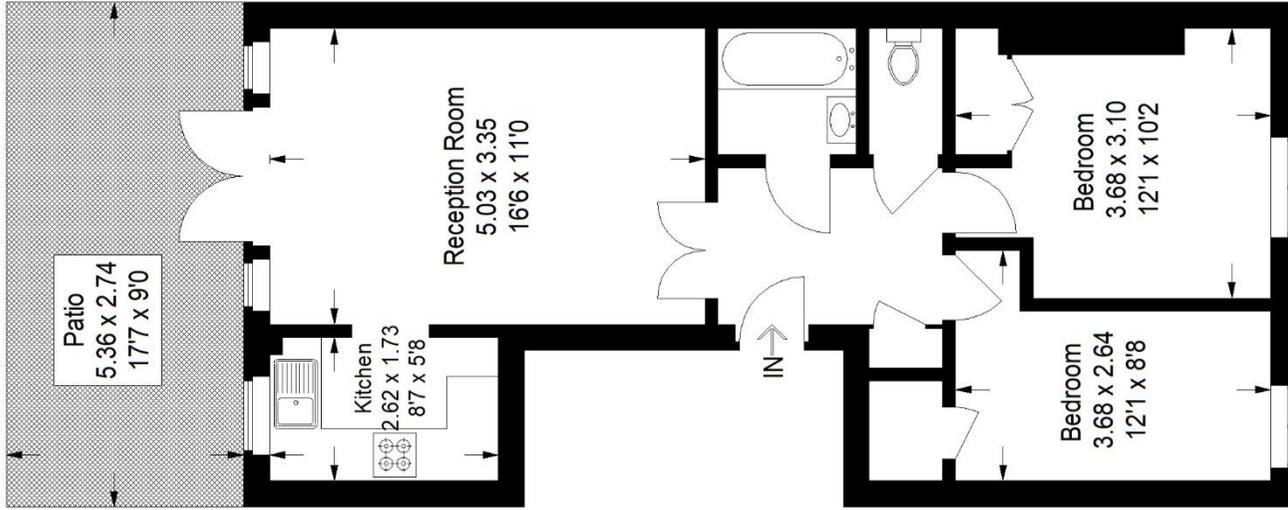
EPC:C | Council Tax Band: C | Lease: 987 years remaining | SC: £2,200pa | GR: Peppercorn



Floorplan

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Approximate Gross Internal Area
53.1 sq m / 572 sq ft



Basement

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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	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	75 79

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