



Gayfere Place, SE25 | Guide Price £450,000

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In General

- 1223 sq ft / 113.6 sq m
- Two double bedrooms
- Separate shower room
- Private entrance
- Gated allocated parking
- 21ft private terrace
- Split level accommodation
- Beautifully maintained communal grounds

In Detail

GUIDE: £450,000 - £475,000

Occupying a distinguished position within the historic Gayfere Place estate, this thoughtfully designed two bedroom apartment offers an immediately enjoyable new home.

Set behind secure gates and surrounded by beautifully maintained grounds, the property is arranged over two levels and offers architectural character, generous outdoor space and modern finishes.

Accessed via its own private entrance, the accommodation opens onto the lower floor, where a spacious double bedroom overlooks the communal gardens, drawing in an abundance of natural light. A beautifully appointed shower room serves this level, creating a flexible arrangement for guests or home working.

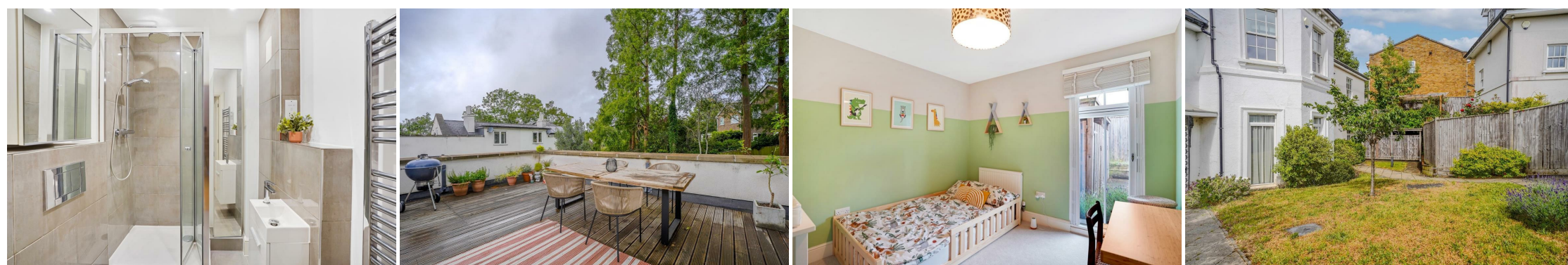
Ascending to the main level, the apartment's refined interiors continue. The main bedroom is a calm and generous retreat, framed by large windows and served by a luxurious bathroom is fully tiled with contemporary stainless fittings. Throughout, attention has been paid to both specification and detail, resulting in spaces that feel considered and more like a house.

At the heart of the home is an expansive open plan kitchen, dining and living space designed for both everyday living and entertaining. The fully integrated kitchen is elegantly executed, while bi-fold doors dissolve the boundary between inside and out, opening directly onto a remarkable private terrace extending to 21 ft. This exceptional outdoor space enjoys sunlight throughout much of the day and provides a rare extension of the living environment - perfect for relaxing with friends and family.

Forming part of a sensitively designed new build extension to the original house, the apartment benefits from the reassurance of modern sound and heat insulation whilst retaining a strong connection to the estate's historic setting.

Crystal Palace Triangle is within easy reach, offering a mix of independent shops, cafés and restaurants. Excellent transport connections from Gipsy Hill & Crystal Palace

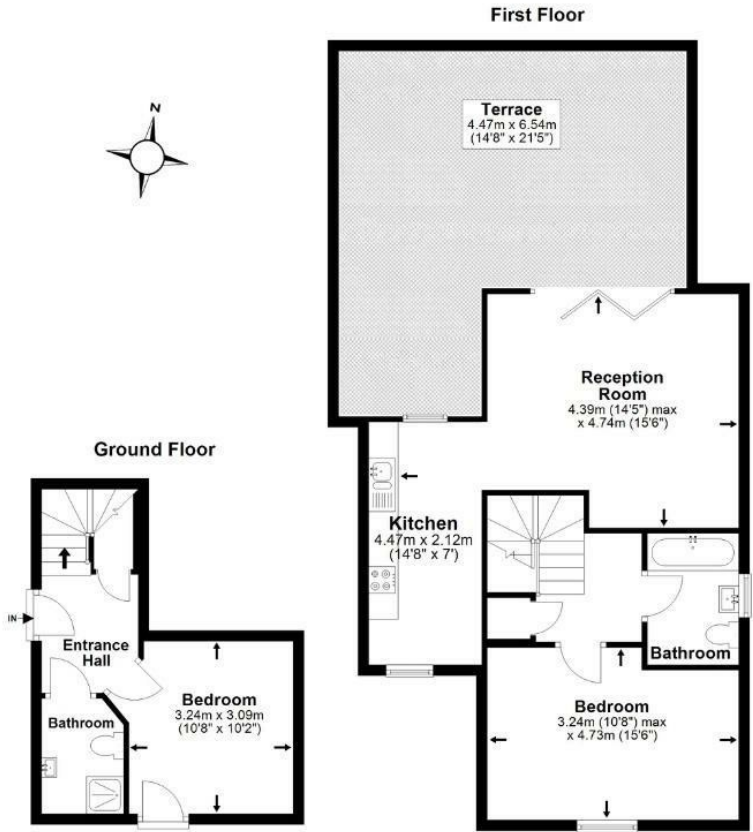
EPC: TBC Council Tax B



Floorplan

Gayfere Place, SE25

Total* = 113.6 sq. m / 1223.2 sq. ft
First Floor = 93.1 sq. m / 1002.5 sq. ft
Ground Floor = 20.5 sq. m / 220.8 sq. ft
[] = Reduced head room below 1.5m



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(81-101) B		
(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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