



Colby Road, SE19 | £575,000

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# In General

- 1070 sq ft / 99.4 sq m
- Two double bedrooms
- Split level accommodation
- Private entrance
- Direct access to garden and private terrace
- A share of the freehold
- Nearby Gipsy Hill station
- Characterful features

# In Detail

A beautifully presented two-bedroom split-level period maisonette, positioned on a sought-after residential road just moments from Gipsy Hill station and the vibrant heart of Crystal Palace.

Dating back to 1875, this characterful home extends to approximately 1,070 sq ft (99.4 sq m) and benefits from its own private entrance. The property opens into a generous entrance lobby, leading to a substantial storage/utility room and a stylishly modernised bathroom finished with classic metro brick tiling.

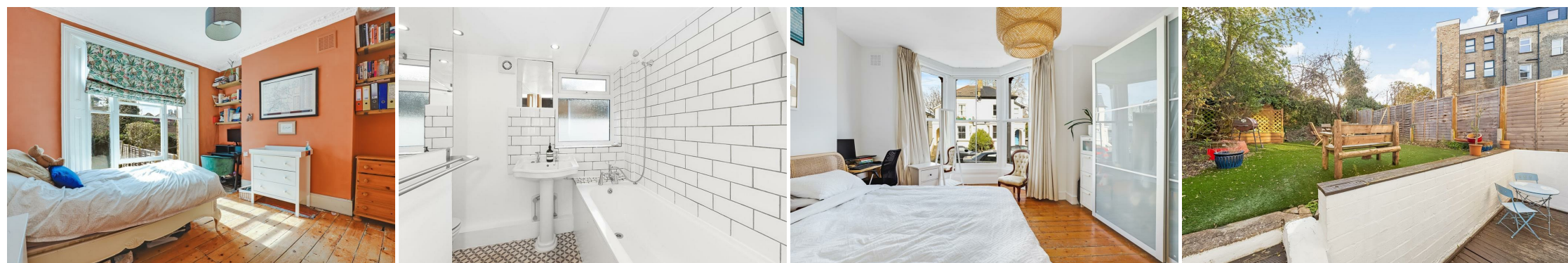
The impressive 16ft 8in reception room is a particularly inviting space, featuring stripped wood flooring, a bright sash bay window, and an attractive working fireplace. The kitchen is well-appointed with ample storage and preparation space, complemented by solid wood worktops and double doors opening directly to the outside.

Upstairs, a sub-landing provides the perfect reading or study nook, leading to two well-proportioned double bedrooms.

Externally, the property offers direct access to a private decked terrace, in addition to a communal garden with convenient side access — an ideal setting for relaxing and entertaining during the warmer months.

Colby Road is quietly situated just off Dulwich Wood Avenue and Gipsy Hill, superbly positioned for the independent shops, restaurants and amenities of the Crystal Palace Triangle, as well as Gipsy Parade and West Dulwich.

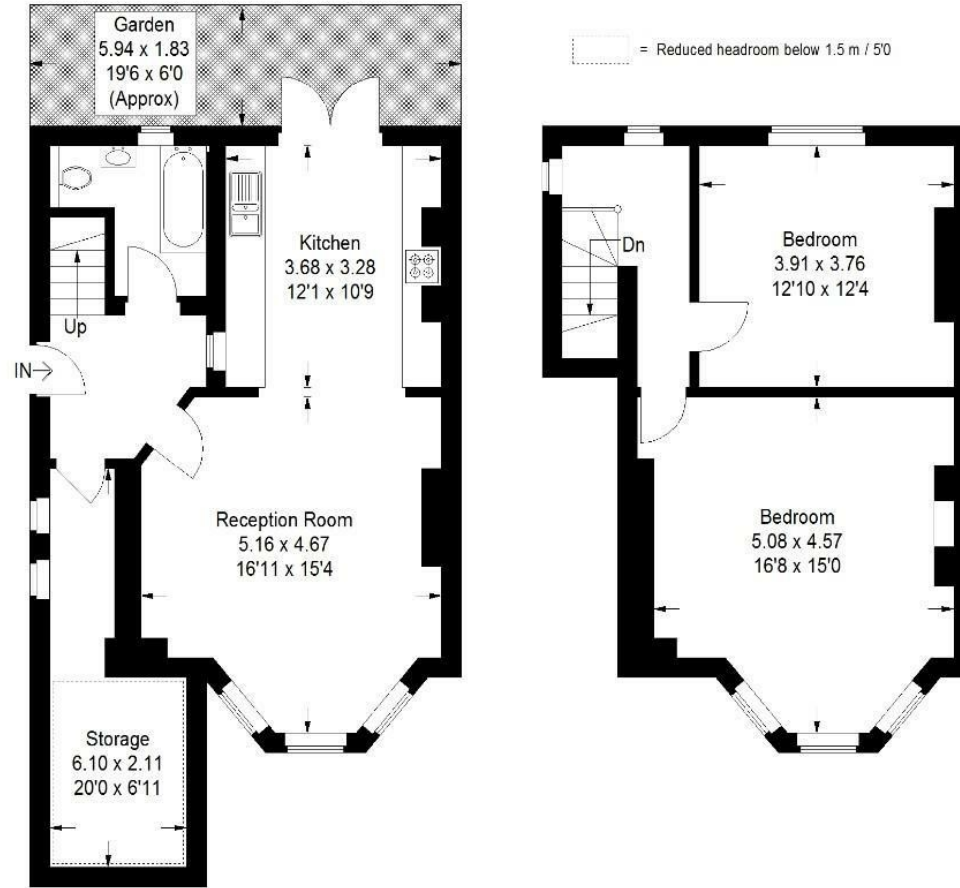
EPC: D | Council Tax Band: C | Lease: 951 Years remaining | SC: £0 | BI: £900pa



# Floorplan

## Colby Road, SE19

Approximate Gross Internal Area  
99.4 sq m / 1070 sq ft



Lower Ground Floor

Ground 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		
69-80) C		
55-68) D	66	80
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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