



Gipsy Hill, SE19 | Guide Price £300,000

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In General

- Two bedroom period conversion
- No onward chain
- A share of the freehold
- Sought after location
- Light and bright accommodation

In Detail

Guide price £300,000 - £325,000

A characterful two bedroom split level period conversion perfectly positioned moments from Gypsy Hill station and available for sale with no onward chain.

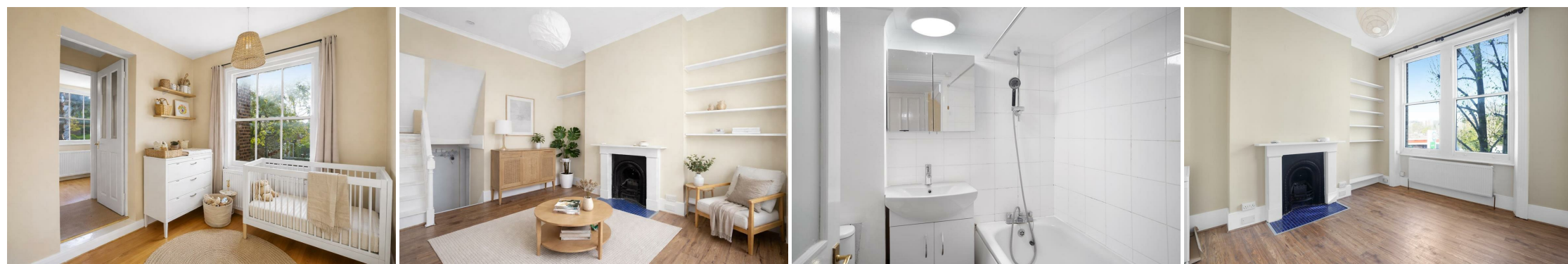
This newly refreshed accommodation is on the first floor of an attractive Victorian building and is a light, bright and neutral blank canvas for a new owner to personalise to suit. Both of the bedrooms are at the rear of the building, whilst the reception room boasts high ceilings, two large sash windows and a pretty feature fireplace. Upstairs is a compact separate kitchen tucked away from the main living space.

Further benefits include a share of the freehold.

Gypsy Hill is a highly regarded location moments from the bustling Crystal Palace Triangle and enjoys ease of access to both Gypsy Hill and Crystal Palace rail links. A popular spot for those who prefer to be close to a wealth of shopping and leisure options including a variety of stylish bars and restaurants, and the art-deco inspired Everyman cinema.

EPC: E | Council Tax Band: C | Lease: 985 Years remaining | SC: £40pm | BI: £350pa

N.B. Some images are for representation.



Floorplan

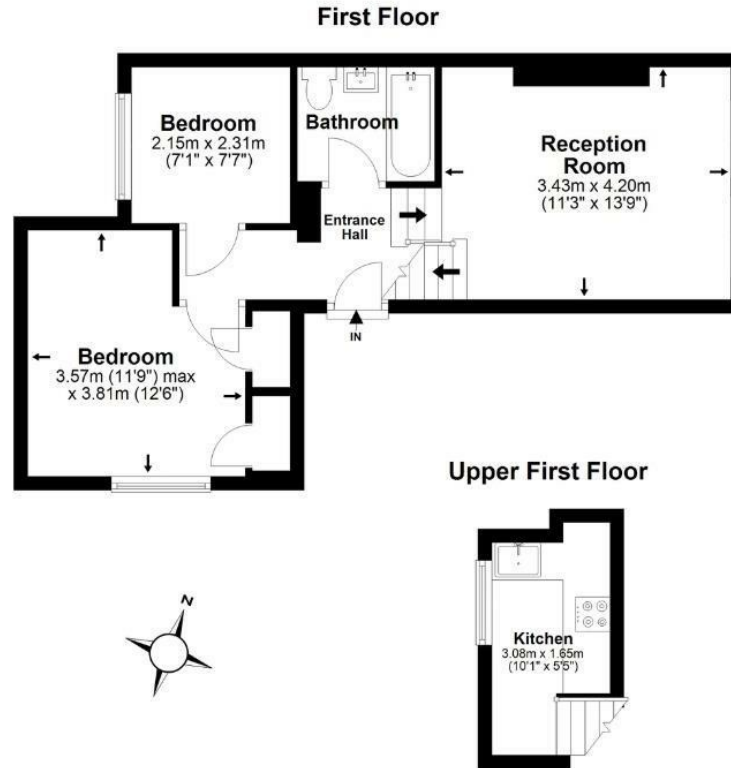
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Total* = 44.7 sq. m / 481.2 sq. ft

Upper First Floor = 4.6 sq. m / 49.1 sq. ft

First Floor = 40.1 sq. m / 432.1 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		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
(61-91) B			
(49-60) C			
(35-48) D			
(29-34) E		51	
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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