



Gipsy Hill, SE19 | £1,650,000

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In General

- Double-fronted detached house
- No onward chain
- 6 bedrooms for the main house
- 2 bedroom Annexe as a self contained accommodation
- 3 receptions rooms
- 4 bathrooms
- Close to Gipsy Hill station for Victoria and London Bridge stations
- Also close to Crystal Palace station for trains to Canary Wharf
- Within close proximity to Dulwich College and Dulwich Prep
- Pleasant rear garden

In Detail

This impressive, non-listed and chain-free, double-fronted detached period residence is situated within a conservation area and dates from the late Georgian to early Victorian period. Offering nearly 3,000 sq ft of accommodation, the property includes six bedrooms as well as a self-contained two-bedroom annexe with its own private entrance.

A welcoming central hallway provides access to elegant reception rooms on either side, both rich in period character. Of particular note is the stunning double-length reception room, extending the full depth of the house and benefitting from high ceilings and large vertical wooden sash windows. The residence is double glazed throughout.

The fitted kitchen/breakfast room opens onto a balcony overlooking the rear garden and features a wrought iron spiral staircase providing access to the garden.

The upper floors comprise six generously proportioned bedrooms, all bright and well-presented, served by three bathrooms including an en suite shower. The top floor also benefits from extensive eaves storage.

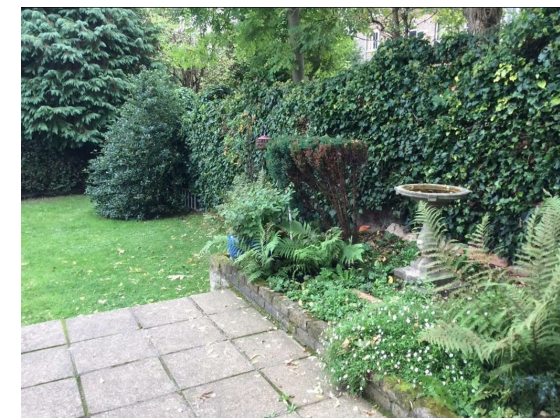
The lower ground floor is currently arranged as a self-contained two-bedroom apartment, complete with its own living room, kitchen and bathroom. This space offers excellent potential for rental income, guest accommodation or multigenerational living.

To the rear is a charming and secluded garden with side access, mainly laid to lawn and framed by mature shrubs and trees. The garden provides an attractive outlook and ample space for outdoor dining, relaxation and entertaining.

Gipsy Hill is a highly regarded location, offering a variety of independent shops, cafés & restaurants, and is conveniently positioned for Dulwich Village and Crystal Palace. Nearby amenities include Crystal Palace Park, Dulwich Park, Dulwich Picture Gallery and Dulwich & Sydenham Golf Club.

Transport connections are excellent, with Gipsy Hill Station approximately 0.2 miles providing direct services to London Victoria & London Bridge.

EPC:D | Council Tax: TBC



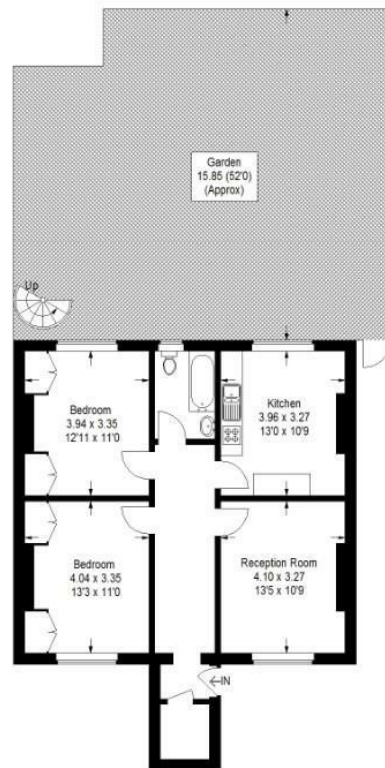
Floorplan

Gipsy Hill, SE19

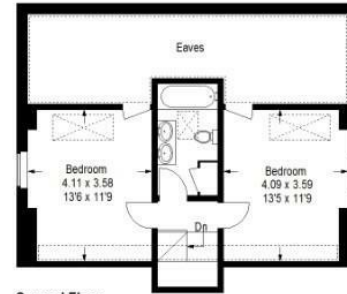
Approximate Gross Internal Area
274.7 sq m / 2957 sq ft



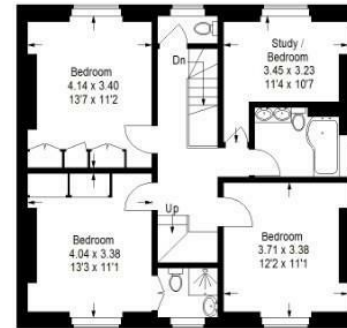
= Reduced headroom below 1.5m / 5'0"



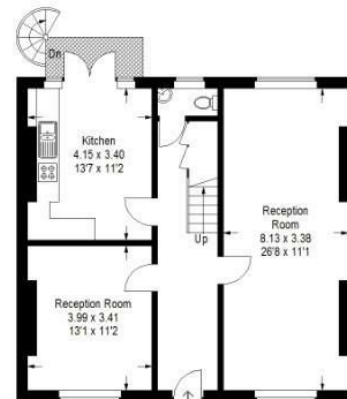
Lower Ground Floor



Second Floor



First 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			
(61-91) B			
(49-60) C			
(35-48) D		67	76
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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