



Gipsy Road, SE27 | £350,000

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In General

- Two bedrooms
- No onward chain
- Balcony
- Convenient location
- High ceilings
- New lease

In Detail

A light and bright two bedroom raised ground floor period conversion nearby Gipsy Hill station, available for sale with no onward chain.

This light and bright space has been freshly decorated throughout and benefits from high ceilings and a balcony. Brief highlights include two double bedrooms (one with a fitted wardrobe), a sociable open-plan kitchen / living space with a large bay window, and a new lease on completion.

Gipsy Road is convenient for restaurants and shopping at Gipsy Parade, West Dulwich, and the bustling Crystal Palace Triangle. Also, Norwood Park which is moments away.

EPC: C | Council Tax Band: B | Lease: 125 years remaining | SC: £250 | GR: £200 | BI: Incl in SC



Floorplan

Gipsy Road, SE19

Approximate Gross Internal Area
45.7 sq m / 492 sq ft



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		71	79
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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