

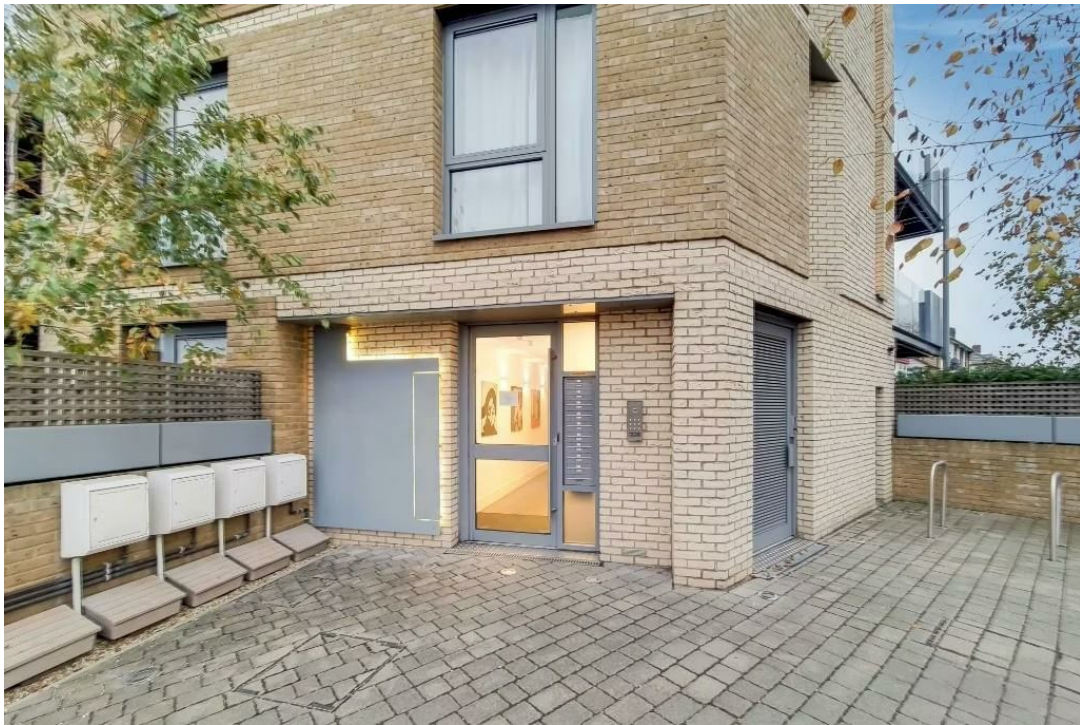


Gipsy Road, SE27 | Guide Price £425,000

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We live local



In General

- Two double bedrooms
- Chain free
- West facing private balcony
- Great location
- Excellent condition
- Light & bright
- Ample storage

In Detail

**** Guide price £425,000 - £450,000 **** A sleek and contemporary two-bedroom apartment ideally situated on Gipsy Road, SE27. This stylish home offers well-considered living space with high-quality finishes throughout.

The apartment features a bright open-plan kitchen and living area, finished with engineered wood flooring and designed to maximise both comfort and functionality. The modern fitted kitchen includes integrated appliances and a striking breakfast bar, creating an ideal setting for everyday living and entertaining. The living space flows seamlessly onto a generous private west-facing balcony, perfect for enjoying afternoon and evening sunshine.

Both bedrooms are spacious doubles and benefit from built-in storage, offering excellent practicality. The accommodation is completed by a luxurious, fully tiled bathroom enhanced with contemporary fittings and ambient LED lighting.

Additional benefits include a secure entry phone system, underfloor heating with individual room controls, and access to a private, secure rear courtyard with dedicated bicycle storage.

Glendon Apartments is positioned between Gipsy Road and Auckland Hill, ideally located between West Norwood and West Dulwich. Residents are within easy reach of the vibrant High Street, offering a range of shops, cafés, bars, and amenities including the Picturehouse Cinema, library, and health centre. The popular Crystal Palace Triangle is also close by, providing further dining and leisure options.

The property is exceptionally well connected, with excellent transport links from West Norwood rail station providing direct services to London Bridge and London Victoria. Tulse Hill station is also nearby, offering City Thameslink services to London Blackfriars, Farringdon, and London St Pancras.

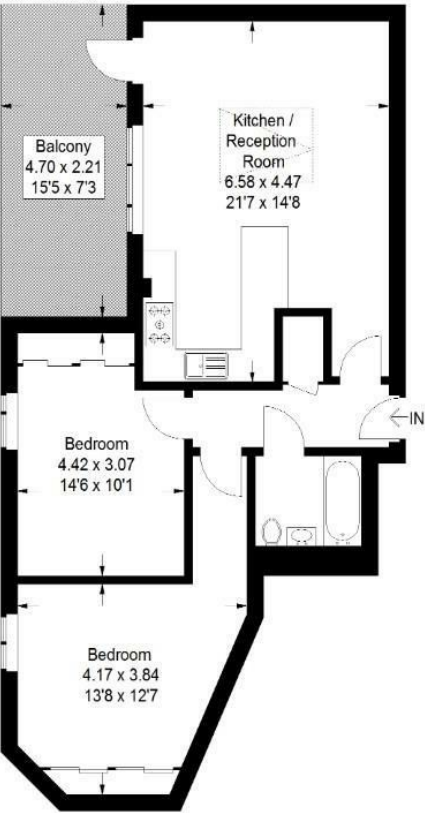
EPC: C | Council Tax Band: C | Lease: 113.5 Years Remaining | SC: £1,205 pa | GR: £250 pa | BI: £1,066 pa



Floorplan

Glendon Apartments, SE27

Approximate Gross Internal Area
68.5 sq m / 737 sq ft



Third 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		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
81-101 B		
69-80 C	80	80
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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