



## Gayfere Place, SE25

£550,000 *Leasehold*

The property which is situated in the secluded Gayfere Place development benefits from off-street parking, garden, generously proportioned rooms, and modern fittings.

The property has been loved and maintained by the current owners and is a wonderful opportunity for any potential purchaser.



### KEY FEATURES

- Three bedrooms
- Off street parking
- Private development
- 1061 Sq Ft
- Close to local amenities and transport links
- Garden
- Prime Location



Crystal Palace

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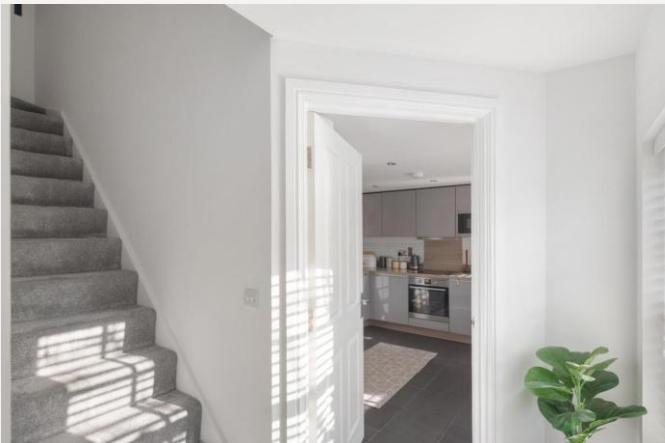
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Gayfere Place is arguably one of the prettiest private developments locally. The original Gayfere Cottage is likely to predate the 1800's and this property enjoys many of the wonderful features you would see in property predating that era, with an abundance of natural light from floor to ceiling sash windows.

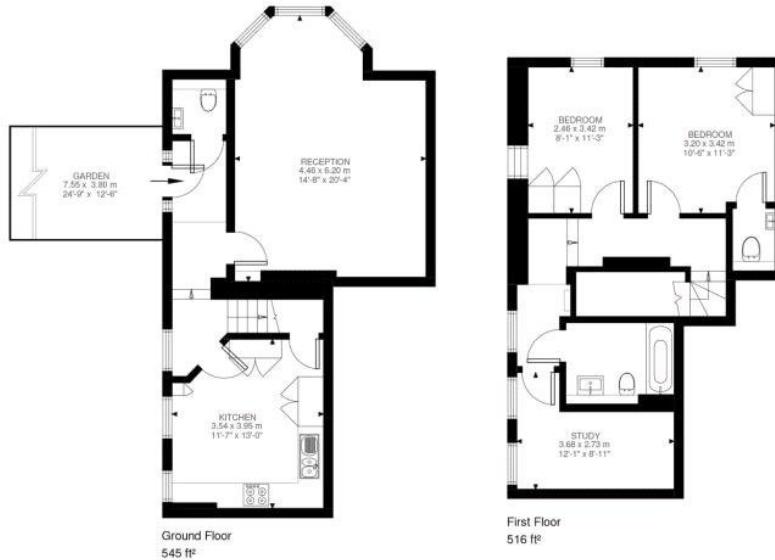
The transport links of Crystal Palace, Norwood Junction and Thornton Heath are all within easy reach as are the superb local amenities on and around the Crystal Palace Triangle. Grangewood Park, which is moments away, has recently benefitted from extensive investment and is a beautiful landscape where you can enjoy views over the Southeast.





## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 111 year and 9 months  
**Service Charge:** £2,000 per annum  
**Ground Rent:** £350 Annually  
**Council Tax Band:** E  
**EPC rating:** C



Gayfere Place, SE25  
Approximate Gross Internal Area  
98.57 SQ.M / 1061 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      | 71        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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