



## Gipsy Hill, SE19

£400,000 *Leasehold*



This classic period flat comprises; one double bedroom with lots of natural light and garden views, an open plan dining and reception room with beautiful parquet flooring and a stylish and modern finish, a spacious bathroom with custom tiling, and a kitchen, close to the dining/reception room, also with lovely natural light and modern finish.

### KEY FEATURES

- 1 double bedroom with abundance of natural light
- Modern reception/dining room with stunning parquet flooring
- Period features - high ceiling, cornicing, floor-to-ceiling windows
- Leasehold
- Stylish interior with great communal gardens
- Moments from the Crystal Palace Triangle



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The property further benefits from retained period features; high ceilings and cornicing, stunning floor to ceiling windows, with additional access to a large communal garden and off-street parking.

Situated on Gypsy Hill facing the park, and setback from the road in this grand period house, this flat has great access to trendy bars, pubs and restaurants all within walking distance and good connectivity into central London with excellent transport links from Gypsy Hill and Crystal Palace Park stations. The property also benefits from its closeness to local the green spaces for residents to enjoy.





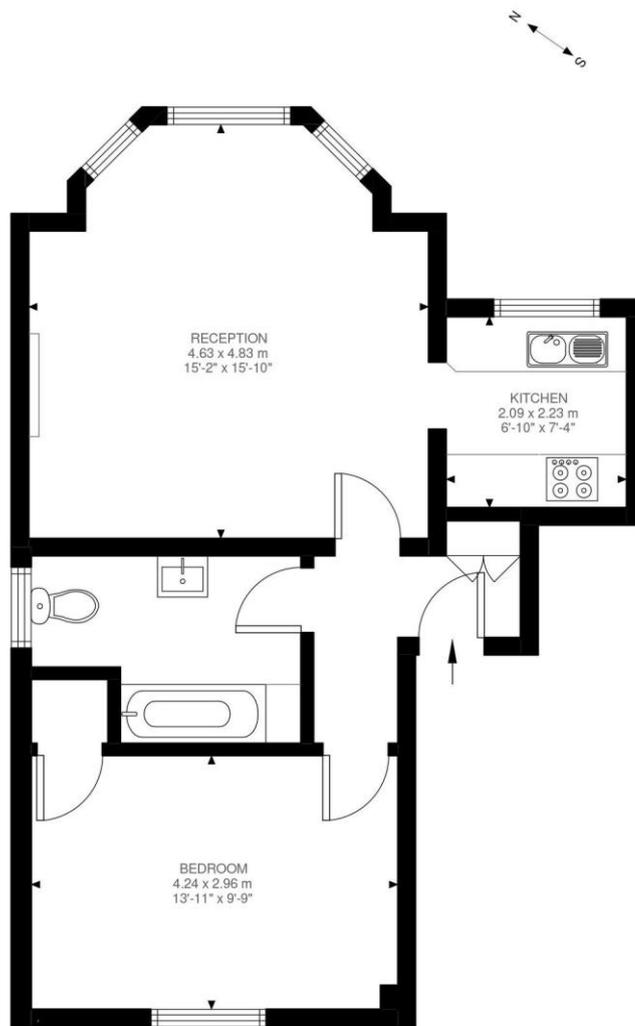
## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 152 year and 6 months

**Service Charge:** £1920 per annum

**EPC rating:** D



First Floor  
552 ft<sup>2</sup>

Gipsy Hill, SE19  
Approximate Gross Internal Area  
51.26 SQ.M / 552 SQ.FT

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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