



Gipsy Road, SE27
£600,000

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In general

- 973 sq ft / 90.4 sq m
- No onward chain
- Secure gated parking
- Convenient location
- Split level accommodation
- Two outside terraces
- Lots of natural light

In detail

An exceptionally well finished two bedroom, two bathroom split level apartment completed approximately seven years ago by renowned luxury new homes builder Hambridge Homes.

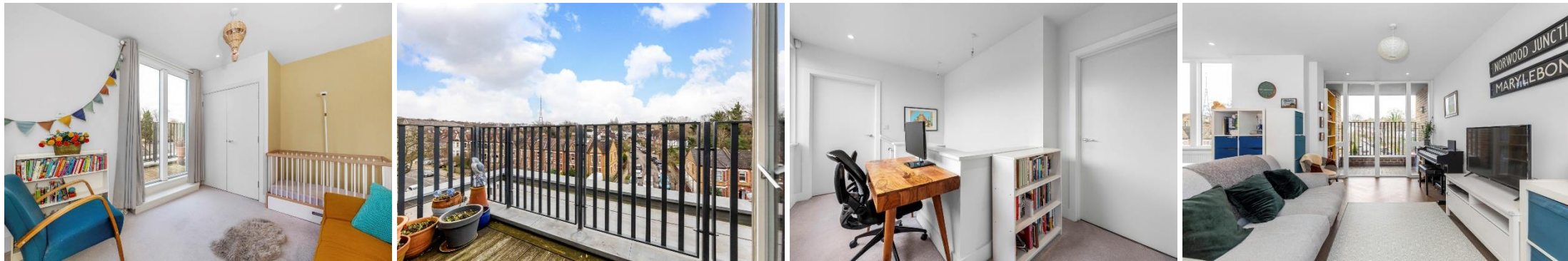
This property forms part of a small boutique development and offers the ultimate in high specification living, superb energy efficiency, and stylishly finished accommodation throughout. The area totals 973 sq ft / 90.4 sq m and could be ideal for those seeking a conveniently positioned and rarely available new home.

Notable features include two double bedrooms (with an en suite shower room to the main), fitted storage, lift service, a German-manufactured kitchen with Smeg appliances and plenty of work space, large windows for lots of light, (due to the position in the building this unit received the most natural light), two outside terraces, beautiful solid wood herringbone flooring, a separate WC, a generous master bathroom, and bike storage. There are also impressive Cityscape views from the upper level. Externally there is secure gated parking and communal grounds.

This location is moments from Gipsy Hill rail links, also nearby restaurants and shopping at Gipsy Parade, West Dulwich, and the bustling Crystal Palace Triangle.

A must-see to appreciate a property quite unlike anything else. No onward chain.

EPC: B | Council Tax Band: C | Lease: 118 years remaining | SC: £2,280.08 | GR: £350 | BI: £294.97



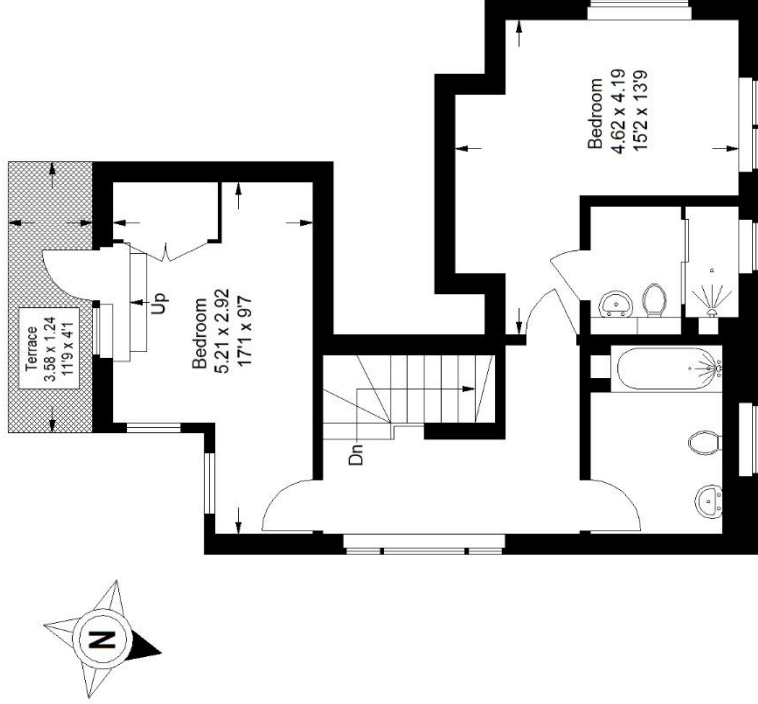
Floorplan

Gipsy Road, SE27

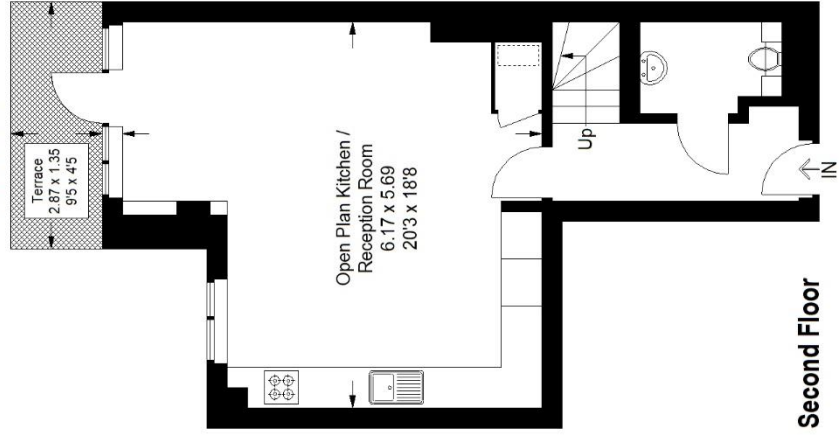
Approximate Gross Internal Area

90.4 sq m / 973 sq ft

 = Reduced Headroom Below 1.5 M / 5'0"



Third Floor



Second 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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