



Gipsy Hill, SE19 | £525,000

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## In General

- Two bedroom Victorian cottage
- Full modernisation required
- Planning permission granted
- Convenient location
- Ideal project

## In Detail

A rarely available two bedroom Victorian cottage moments from Gipsy Hill station and requiring full modernisation.

This brick-fronted property is arranged over two levels and offers a conveniently positioned opportunity for a buyer who is keen for a project to make their own mark. There is also planning permission in place for the erection of a single ground floor rear extension, which increases options for remodelling and adding space if desired.

Gipsy Hill is convenient for access to central Crystal Palace including an array of shopping and leisure options at the Triangle, also convenient rail links to London Bridge, Victoria, and Blackfriars.

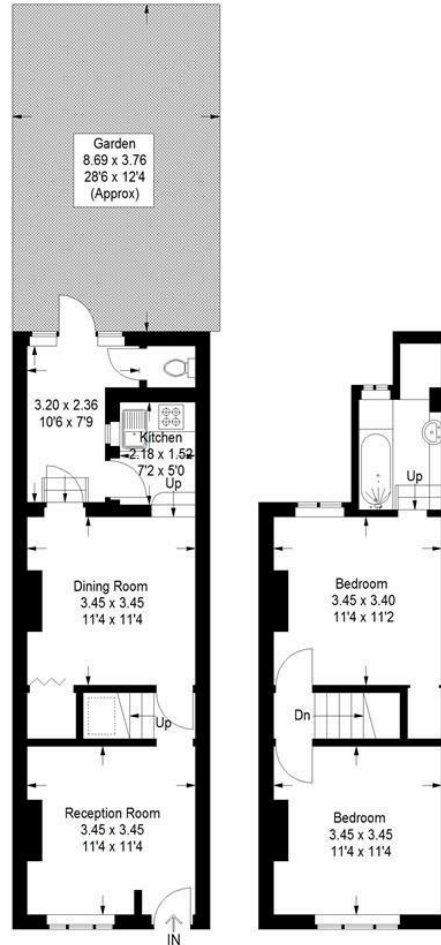
No onward chain.

EPC: D | Council Tax Band: D

# Floorplan

Gipsy Hill, SE19

Approximate Gross Internal Area  
73.7 sq m / 793 sq ft



Ground Floor

First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) <b>A</b>			
(81-101) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	