



Gipsy Hill, SE19 | £475,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Two bedroom period conversion
- Centrally located
- A share of the freehold
- Close to transport links
- French doors to balcony
- Attractive building
- Solid wood parquet flooring

In Detail

An elegantly presented two bedroom period conversion in the heart of Crystal Palace.

Set within an attractive stucco-fronted building, this beautifully proportioned two bedroom second-floor property combines period character with modern living, making it an exceptional home in one of South London’s most sought-after locations.

The sense of space and light is striking. High ceilings, coving, and stunning chevron parquet flooring create a refined backdrop, while thoughtful updates by the current owners have enhanced both style and functionality. At the heart of the home, the kitchen has been opened to create a wonderfully sociable living and dining area, measuring over 17 ft. This inviting space is further elevated by bespoke cabinetry and shelving, a striking feature fireplace, and a bright westerly aspect that bathes the room in afternoon sun.

The kitchen is fitted with integrated appliances, a range cooker, marble work surfaces, and brushed brass fittings that perfectly blend practicality with elegant design. Both bedrooms are generously sized, featuring fitted wardrobes and French doors opening onto a balcony, whilst the bathroom offers a contemporary finish with sleek white sanitaryware and a rainfall shower, providing a touch of everyday luxury.

Additional benefits include a share of the freehold, adding long-term peace of mind.

Perfectly positioned, the property is just moments from Gipsy Hill station and within easy reach of Crystal Palace rail links, making it a superb choice for commuters. The vibrant Crystal Palace Triangle is on the doorstep, offering an abundance of independent boutiques, stylish bars, acclaimed restaurants, and the much-loved Everyman Cinema. For those seeking green space, the wide-open grounds of Crystal Palace Park are also close by.

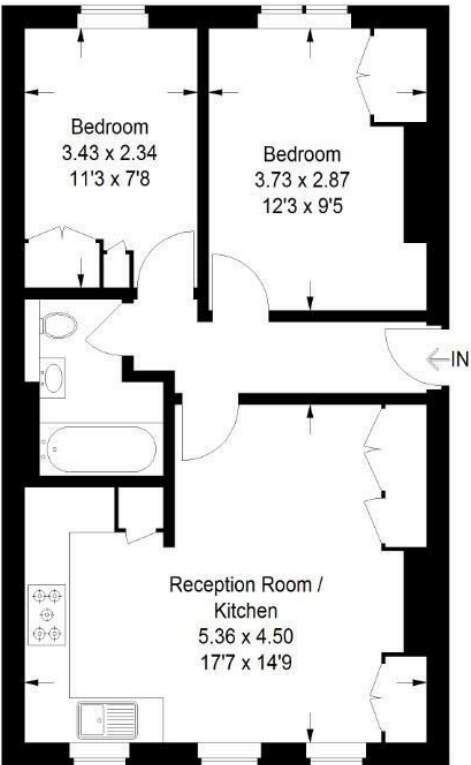
EPC: C | Council Tax Band: C | Lease: 998 Years Remaining | SC: £613.59pa | GR:TBC | BI: Inc in SC |



Floorplan

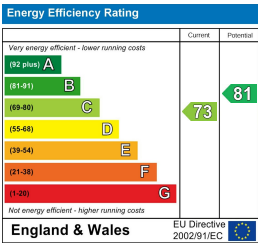
Gipsy Hill, SE19

Approximate Gross Internal Area
51.0 sq m / 549 sq ft



Second Floor

Copyright www.pedderproperty.com © 2025
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.