



CLARKE
HILLYER
EST 1885

INCORPORATING...

brian **dadd** commercial

FOR SALE

£625,000

- 1st & 2nd Floor Maisonette
- 3 Bedrooms
- Reception Room
- Rear Garden
- Less than 0.3 miles from Gipsy Hill Train Station (Southern)
- Council Tax Band - C
- Approx. 113 year lease
- Chain free

CONTACT: 020 8506 9800
loughton@clarkehillyer.co.uk
www.clarkehillyer.co.uk

FLAT 1, 44 GIPSY HILL, LONDON, SE19 1NL



Whilst we at Clarke Hillyer endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of the property. Please be advised that any plans provided are to indicate the layout of the property, are not to scale and for guidance purposes only. Any interested parties are advised to obtain verification from their solicitor or surveyor.



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Entrance

Part-glazed wooden door to entrance hall, stairs to first floor landing.

Lounge

14'4 x 12'8

Magnolia painted walls, white painted coving and ceiling, brown carpet, sash window to front aspect, radiator, feature fire place.

Kitchen

13'8 x 13'5

Sash window to rear aspect, fitted wall & base units, built-in oven, hob and extractor hood, stainless steel sink unit with mixer tap, plumbed for washing machine or dish washer, part tiled walls, power points, lighting, part tiled floor.

Utility Room

7'2" x 6'8"

White painted, cream linoleum flooring, with base kitchen units and door leading to garden.

Cloakroom

5'11" x 8'11"

Brown carpets, cream painted walls, feature fire place, timber framed patio doors leading to Juliette balcony to front aspect.

Bedroom 1

8'0" x 13'6"

Light blue painted walls, white painted coving and ceiling, brown carpets, hanging ceiling light and sash window to front aspect.

Bedroom 2

13'1" x 13'6"

Double bedroom with cream painted walls, brown carpet, hanging ceiling light, white painted coving and ceiling, timber framed sash window to front aspect.

Bedroom 3

13'10" x 10'1"

Double bedroom with white painted walls, white painted wooden skirting, hanging ceiling light, light brown carpets and timber framed sash windows to rear aspect.

Bathroom

10'5" x 10'4"

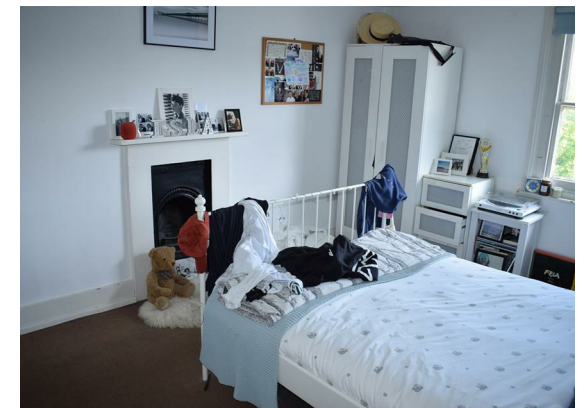
Large bathroom with black tiled flooring, white tiled splashbacks, white ceramic WC and sink with mixer tap, towel heater, half enclosed bath and hanging shower, LED spotlights and sash window to rear aspect. 'Vokera' combi boiler in the utility cupboard.

Balcony

To front aspect.

Garden

Rear garden, mostly laid to lawn, with established trees and hedges.



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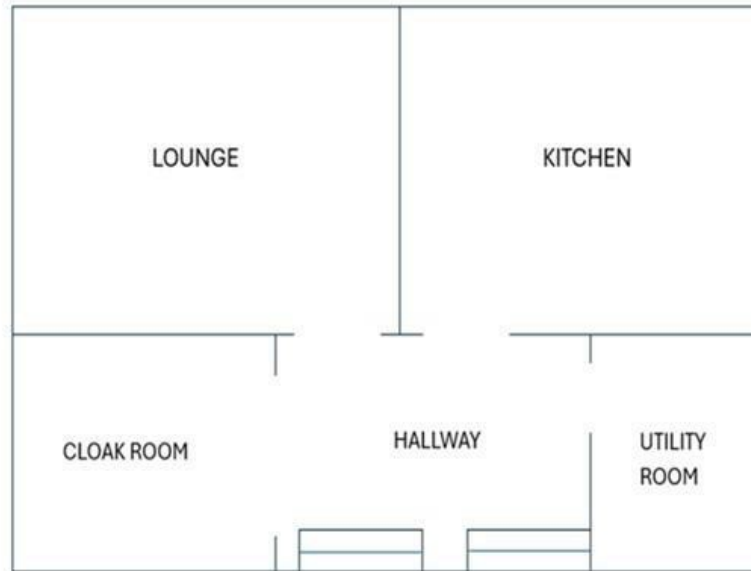
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1ST FLOOR



2ND FLOOR

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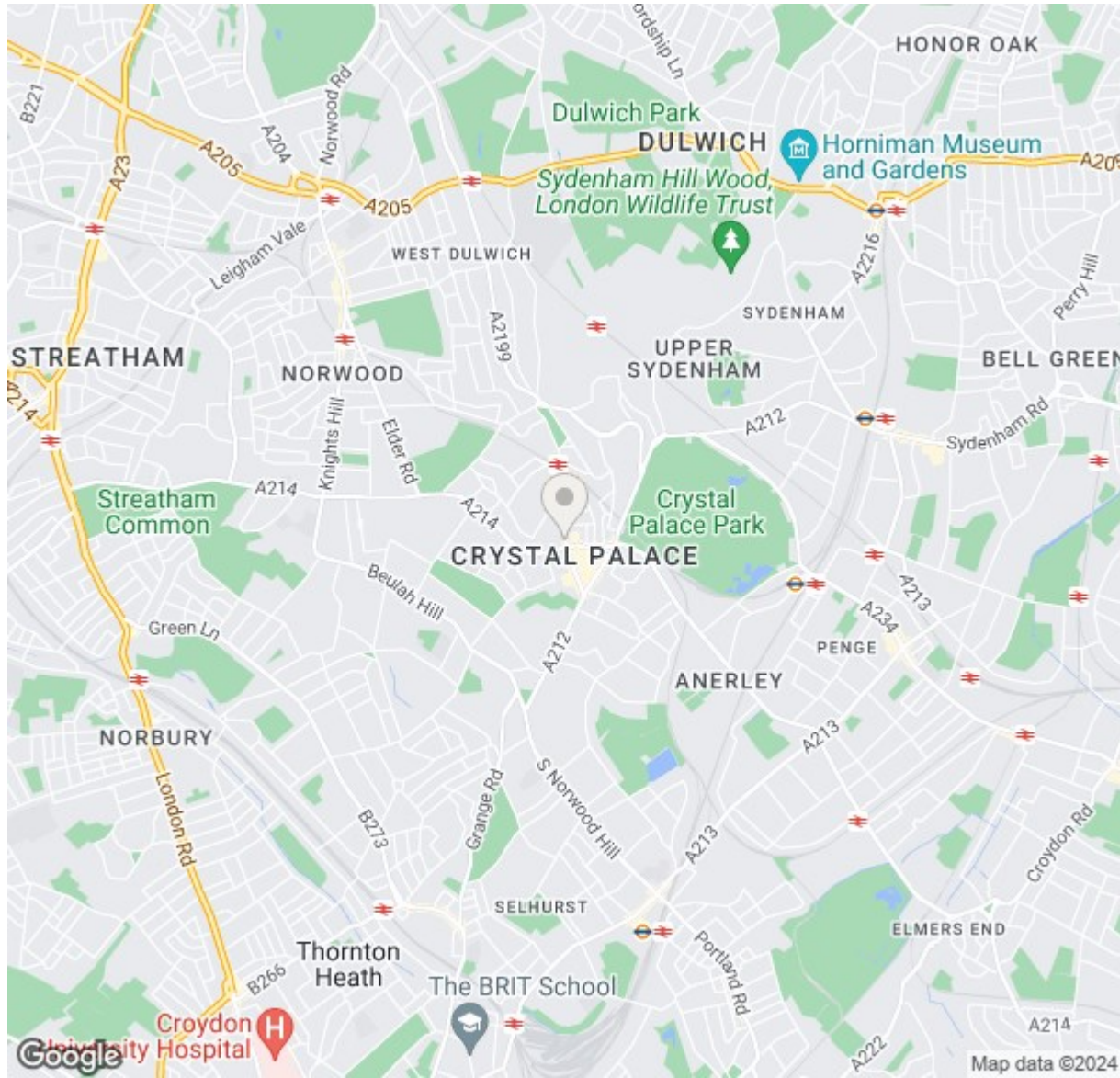
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	72
	EU Directive 2002/91/EC	

RESIDENTIAL

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