



## GIPSY ROAD, SE27

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Beautifully presented two double bedroom garden flat with modern, open plan kitchen / living and double doors onto a patio and private rear garden.

**£400,000**



**This two double bedroom, Victorian ground floor garden flat is available with a long lease and no service charges. The property is set back off the road with a pretty front entrance and a private rear garden.**

The internal hallway leads to both double bedrooms which offer comfortable accommodation, a built-in wardrobe and could be arranged as bedrooms, a nursery or a home office space. They share a sleek, modern bathroom which benefits from a pristine white bathroom suite and a shower over the bath.

The contemporary, open plan kitchen and living area is located to the rear of the property and features plenty of storage, a dishwasher and utility cupboard and opens onto the private patio and beautifully maintained garden.

Conveniently located, the property is within a short walking distance of the high street and West Norwood Station for direct links to London Victoria (22 mins) and London Bridge (23 mins).

Long lease and nil service charge.

Viewings highly recommended.

**Long Lease: 137 Years**

**Service Charge: £ Nil**

**Ground Rent: £ Peppercorn**







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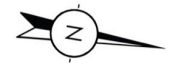
- Long Lease, No Service Charge
- Beautifully Presented Garden Flat
- Contemporary, Open Plan Living/Kitchen
- Two Double Bedrooms and Modern Bathroom
- Superb Location with Excellent Transport Links
- Direct to Victoria and London Bridge in 22/23 Minutes



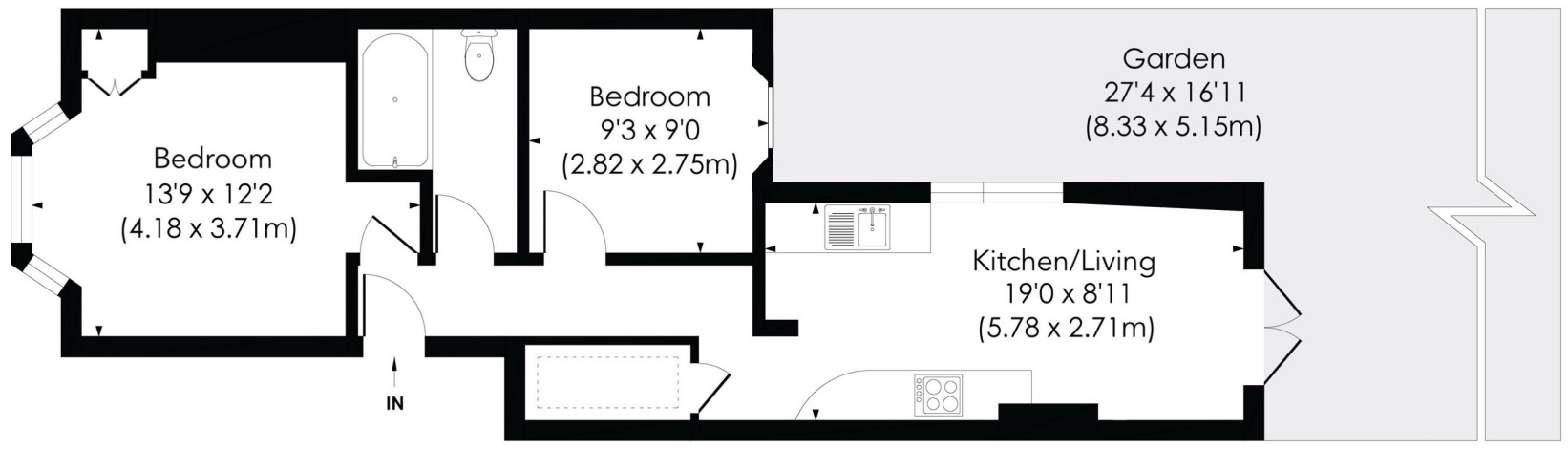
**533 sq ft**  
**Council tax band: C**  
**EPC rating: D**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		
(69–80) C		
(55–68) D	66	71
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		



## GROUND FLOOR



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**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

**0203 488 0224**

[hello@maplewoodproperty.co.uk](mailto:hello@maplewoodproperty.co.uk)

[www.maplewoodproperty.co.uk](http://www.maplewoodproperty.co.uk)



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