



Rommany Road, London SE27 9PX

welcome to

Rommany Road, London

We are delighted to present this beautifully refurbished and wonderfully characterful first-floor, two-bedroom flat, offered to the market with no onward chain and perfectly positioned on sought-after Rommany Road in the heart of Gipsy Hill.

Every detail of this home has been thoughtfully updated, featuring a brand-new boiler, a sleek fitted kitchen with high-quality integrated appliances, and a luxurious, contemporary bathroom complete with a freestanding claw-foot bath and separate shower.

The bright and airy sitting room is bathed in natural light, creating an inviting space for relaxation and entertaining. Upstairs, you'll find two generously sized double bedrooms, including a principal bedroom with excellent built-in storage.

Ideally located between Gipsy Hill and West Norwood, and just a short stroll from the vibrant West Dulwich High Street-with its boutique shops, cafés, restaurants, and everyday amenities-this property offers superb convenience. Excellent transport links are within easy walking distance, with multiple train stations and bus routes close by, making commuting effortless.



ROMMANY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 859 SQ FT - 79.76 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- Chain Free
- Two Double Bedrooms
- Excellent decoration
- Separate large sitting room
- Split level design with character through out

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£490,000



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Property Ref:
STM110448 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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020 8769 9393



Streatham@barnardmarcus.co.uk



120 Mitcham Lane, Streatham, LONDON, SW16 6NS



barnardmarcus.co.uk

Please note the marker reflects the postcode not the actual property