



Giles Coppice, SE19 | Offers In Excess Of £600,000

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# In General

- A modern three storey townhouse
- Upgraded and modernised throughout
- Three bedrooms
- Light and spacious open-plan lounge/dining room
- Modern kitchen, bathroom
- Utility room, large 23' x 9' storage room
- Rear terrace accessed from the lounge
- Very well presented throughout
- Offered with no onward chain

# In Detail

A modern three storey townhouse for sale situated in this very popular residential cul-de-sac on the border of Dulwich and Crystal Palace.

The property offers spacious and flexible accommodation over three floors comprising on the ground floor a spacious open-plan lounge/dining room with a patio door leading out to a lovely rear terrace, a modern fitted kitchen and downstairs WC. On the first floor there are three bedrooms and a modern bathroom. The lower ground floor has a large utility area/storage room measuring 23' x 9' and a further storage room measuring 9' x 6'.

Situated on the border of the popular Dulwich Village and Crystal Palace areas, Giles Coppice offers easy access to shops, cafes, restaurants, sports and leisure facilities, excellent schools and many green spaces including Dulwich Woods, Dulwich Park and Crystal Palace Park. Multiple transport options are available within walking distance, including Sydenham Hill, Crystal Palace and Gipsy Hill stations with fast rail links to Victoria, London Bridge, Blackfriars and London Overground lines with tube connections.

Offered with no onward chain.

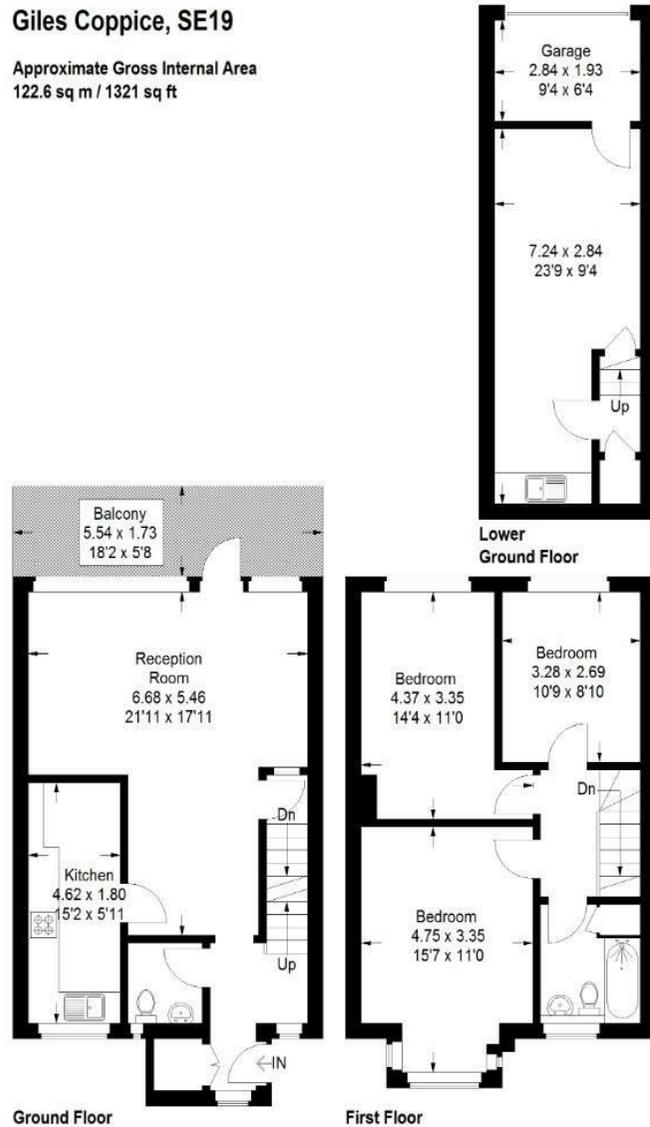
EPC: D | Council Tax Band: E | Lease: 129 years remaining | SC: £430 pa | GR: Nil | BI: TBC



# Floorplan

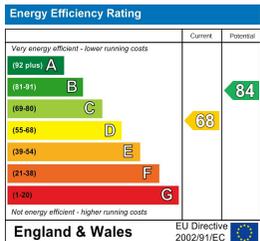
## Giles Coppice, SE19

Approximate Gross Internal Area  
122.6 sq m / 1321 sq ft



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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.



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