



barnard marcus

149 Gipsy Road, LONDON SE27 9QT



barnard
marcus

The logo for Barnard Marcus features a horizontal row of four colored circles in green, orange, red, and blue. Below the circles, the word "barnard" is written in a lowercase, sans-serif font, and the word "marcus" is written directly underneath it in a similar font.

**welcome to
149 Gipsy Road, LONDON**

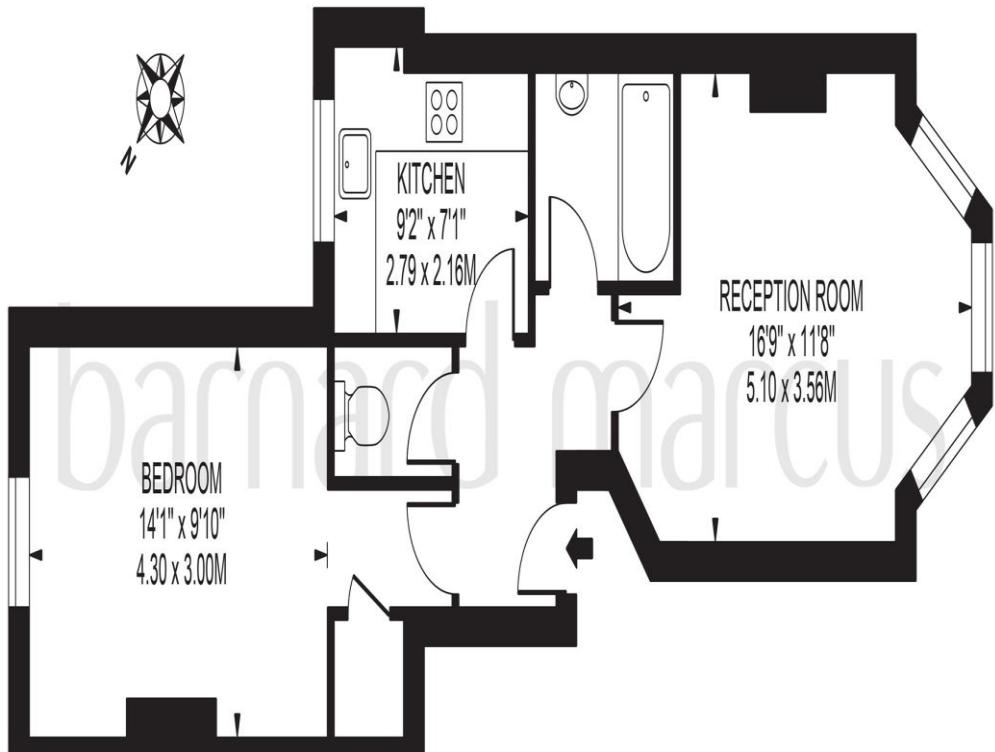
Set on the ground floor of an attractive period conversion, this beautifully presented one-bedroom apartment offers an ideal opportunity for first-time buyers or investors alike. The property boasts a spacious double bedroom, a separate well-appointed kitchen, and a bright, generously sized living area perfect for relaxing or entertaining. With the added benefit of no onward chain, moving in couldn't be easier.

Ideally located on Gipsy Road, the property sits conveniently between Gipsy Hill and West Norwood stations, providing excellent transport connections into central London. Norwood Park is just moments away, offering wide open green spaces and scenic views, while local shops, cafés, and amenities can be found along Gipsy Road and Norwood High Street.



GYPSY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 501 SQ FT - 46.52 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.
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welcome to

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- One Bedroom
- No Onwards Chain
- Convenient Location
- Walking Distance To Gipsy Hill Station (6min)
- Share of freehold

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 125 years from 25 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



view this property online barnardmarcus.co.uk/Property/SYD103198

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.



Property Ref:
SYD103198 - 0007

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020 8776 9384



sydenham@barnardmarcus.co.uk



13 Sydenham Road, Sydenham, London, SE26 5EX



barnardmarcus.co.uk