



Gipsy Road, SE27 | Guide Price £365,000

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# In General

- Ground floor garden flat
- Close to transport links
- Tasteful decor
- Nearby various amenities and Norwood Park
- Private rear garden
- Built in bedroom storage

# In Detail

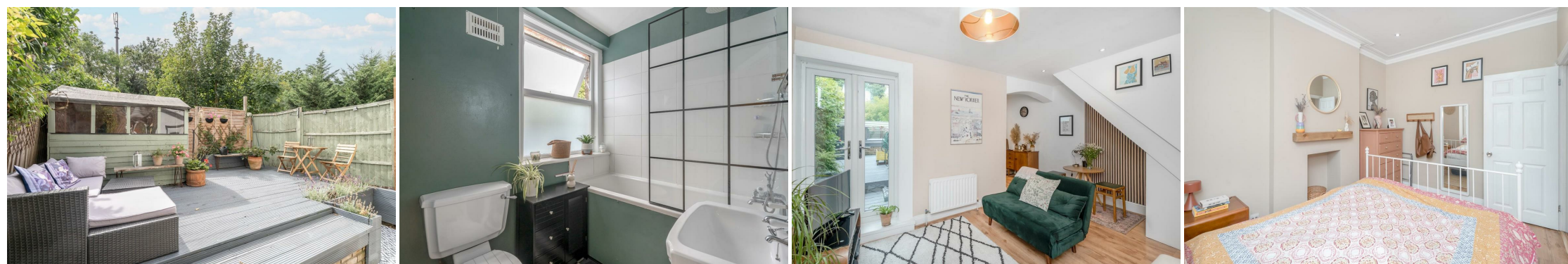
Brimming with character and natural light, this beautifully presented one bedroom garden flat sits on a sought-after residential road, ideally placed for excellent transport links and the leafy open spaces of Norwood Park.

Set within a handsome Victorian building, the property boasts period details, warm and welcoming décor, and thoughtful touches such as built-in storage create a home that feels both practical and inviting. The kitchen and bathroom bring a fresh, contemporary feel - the kitchen is separate from the main living area and boasts wooden countertops and metro brick tiling.

One of the standout features is the direct access to a sunny private decked garden — a peaceful haven offering the perfect balance of tranquillity and low maintenance. Whether it's enjoying a morning coffee, entertaining friends on a summer evening, or simply unwinding with a book, the space is designed for easy outdoor living.

The location is equally appealing. Gipsy Hill station is just a short walk away, making commutes and connections straightforward. For weekends and evenings, you're spoilt for choice with the independent cafés, restaurants, and boutiques of Gipsy Parade, West Dulwich, and the vibrant Crystal Palace Triangle all nearby, offering a fantastic mix of culture, dining, and shopping.

EPC: D | Council Tax Band: C | Lease 130 Years remaining | SC: As and When | GR: £100pa | BI: £420 per annum



# Floorplan

**Ground Floor**  
Approx. 41.9 sq. metres (451.3 sq. feet)



Total area: approx. 41.9 sq. metres (451.3 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-91) B			
69-80) C			
55-68) D		64	74
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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