

2 Bed
Flat - Conversion
Gipsy Road
West Norwood

£269,950
Leasehold

- Two bedroom first floor flat
- Sash windows
- Gas central heating system
- Laminate flooring
- No chain involved
- Ideal for transport and amenities
- Lease 970 years remainig
- Section of garden to rear







Northwoods

Gipsy Road
West Norwood
London
SE27 9RE

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Public Notice - Northwoods Residential are now in receipt of an offer for the sum of £255,000 (Two hundred and Fifty Five Thousand Pounds) for FFF 168 Gipsy Road, London, SE27 9RE.
Anyone wishing to place and offer on the property should contact Northwoods Residential, 5 High Street, London, SE25 6EP on 0208653 3377 before exchange of contracts.

Situated in Gipsy Road in West Norwood, this delightful first-floor flat conversion offers a perfect blend of character and modern living. Built in 1900, the property retains its period charm while providing essential contemporary comforts. Spanning an inviting 441 square feet, this flat features one spacious bedroom, making it an ideal retreat for individuals or couples seeking a cosy home.

The reception room is a welcoming space, perfect for relaxation or entertaining guests, and it seamlessly connects to the well-appointed kitchen. The flat also boasts a bathroom and an en-suite shower room, providing convenience and privacy. The presence of sash windows enhances the flat's aesthetic appeal, allowing natural light to flood the living spaces and creating a warm and inviting atmosphere.

One of the standout features of this property is its prime location. It is ideally situated for easy access to transport links and local amenities, making daily commutes and errands a breeze. Whether you are looking to explore the vibrant local community or venture further afield, this flat offers the perfect base.

'Finance available subject to status'

Entrance
Stairs to first floor.

Entrance hall
Radiator.

Reception room
14'8 x 12'4
Sash window to front. Laminate flooring. Feature fireplace. Radiator.

Kitchen
10'4 x 10'2
Window to side. Radiator. Electric oven, gas hob and extractor hood. Wall and base units with work surfaces over. Stainless steel single drainer sink unit.

Bedroom One
11'0 x 10'0
Sash window to rear. Laminate flooring. Radiator.

Wet room
Second floor, Shower. Vanity wash hand basin. Low level WC.

Bedroom Two
11'4 x 11'4
Restricted head room. Double glazed Velux window to front. Double glazed dormer window to rear. Radiator.

Bathroom
Window to rear. Tiled flooring. Heated towel rail. Pedestal wash hand basin. Panelled enclosed bath. Low level WC. Extractor fan.

Separate WC.
Services for washing machine.

Garden
"We are advised that there is a section of rear garden."

Tenure
"We are advised that the tenure is Leasehold with 970 years remaining. Ground rent peppercorn and services charge to be advised".

Authority
London Borough of Lambeth Band C £1635.00pa









Gipsy Road, SE27

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft
(Excluding Eaves)

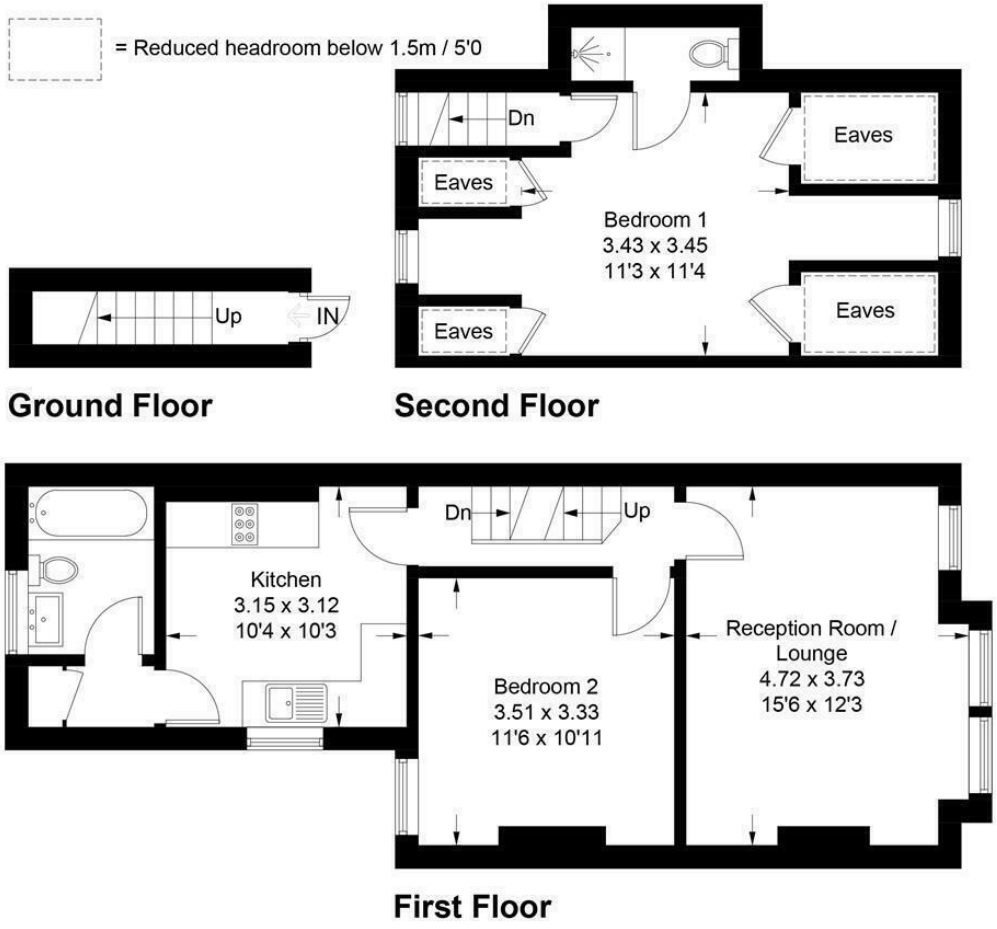
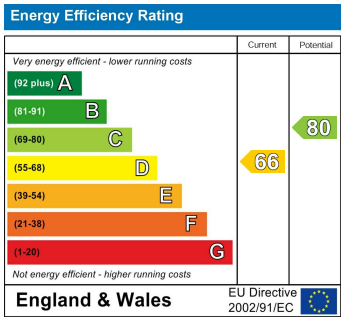


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261572)



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