

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Gipsy Road, London, SE27 9RE

Conversion Flat

Two Bedrooms

In Need Of Refurbishment

Vacant Possession

£335,000 Leasehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

Anyone wishing to place an offer on the property should contact Stapleton Long, 501 Norwood Road, SE27 9DJ 020 8670 9111 before exchange of contracts.

This fantastic opportunity to purchase this leasehold conversion flat located within walking distance to shops,

Gipsy Road, SE27

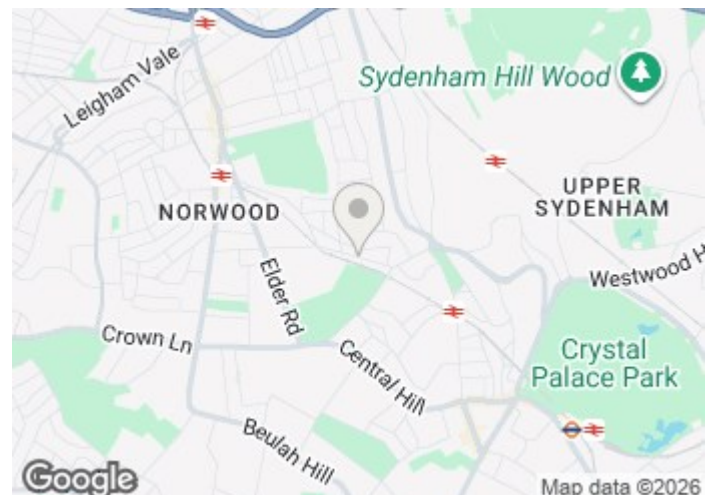
Approximate Gross Internal Area = 69.3 sq m / 746 sq ft
(Excluding Eaves)



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
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Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

View now to avoid disappointment

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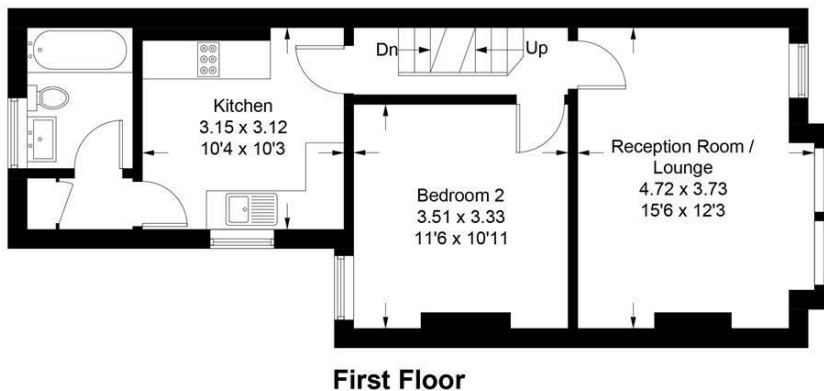
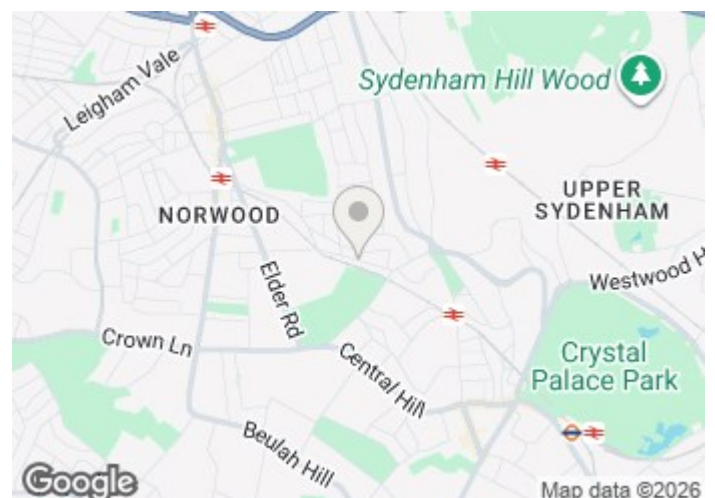


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England & Wales		EU Directive 2029/1/EC	



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Lease remaining: 970 years
Ground rent and service charge: TBC

Gipsy Road, SE27

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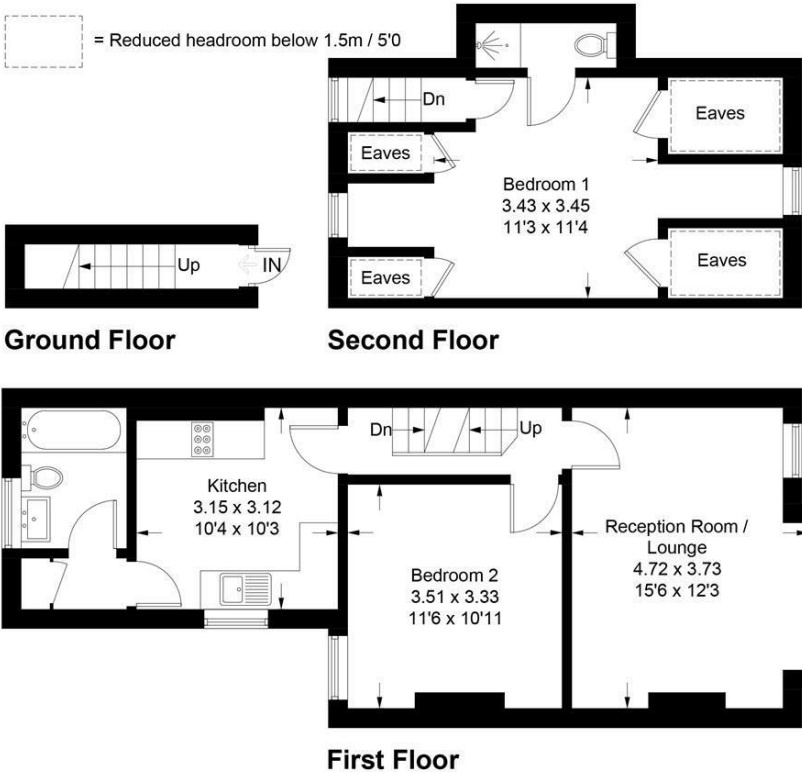


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