



Gipsy Hill, SE19 | £2,000,000

020 8702 9333

crystalpalace@pedderproperty.com

pedder
We live local



In General

- Six bedroom semi-detached house
- 3044 sq ft / 282.8 sq m
- Brimming with characterful features
- Eat-in kitchen
- Cellar
- Sunny rear garden
- Off street parking

In Detail

An impressive six bedroom Victorian semi-detached house conveniently positioned nearby Gipsy Hill station on the Crystal Palace / Dulwich borders.

This spacious and characterful property is arranged over four levels and extends to 3044 sq ft / 282.8 sq m of exceptionally well proportioned accommodation. The attractive brick-fronted facade has ornate features and is quietly set back from the road. On the ground floor, a large welcoming entrance hall leads to two sizeable reception rooms which both have striking fireplaces with marble surrounds. The front has a light-filled bay with stained glass sash windows, whilst the rear has wooden double glazed French doors to the garden - a great space for more formal family dining and certainly the ideal room for entertaining. The kitchen is 19ft and has a dual aspect, upgraded to include plenty of storage, integrated appliances, granite surfaces, and a large central island for relaxed and sociable gatherings. The remainder of this level includes a guest WC and access to a 17ft cellar and store room.

Upstairs there are three double bedrooms (one en suite with bespoke wardrobe storage) plus a bathroom and a separate shower room. The top floor houses three further bedrooms and another bathroom.

Externally an 80ft lawned garden has a patio and a garden room with a sunny south-westerly aspect, whilst there is off street parking for three cars at the front.

This location works well for easy access to rail links to central London, Dulwich College, Dulwich Prep London, both Kingswood and Paxton primaries (Ofsted outstanding), the Crystal Palace Triangle, Norwood Park, and Gipsy Parade.

EPC: D | Council Tax Band: G

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

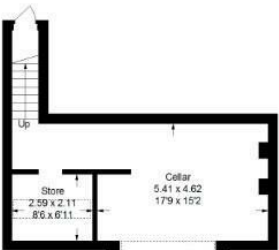
Floorplan

Gipsy Hill, SE19

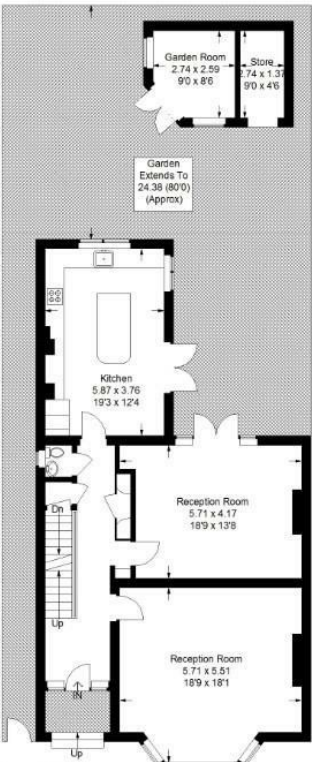
Approximate Gross Internal Area (Excluding Garden Room / Store)
282.8 sq m / 3044 sq ft



Reduced headroom below 1.6 m / 5'0"



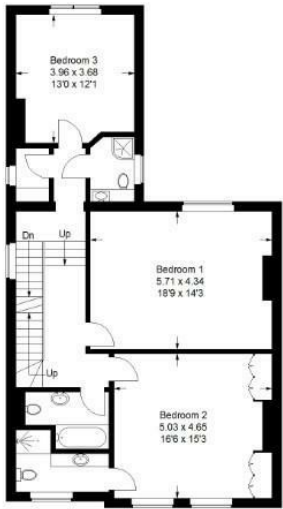
Lower Ground Floor



Ground Floor

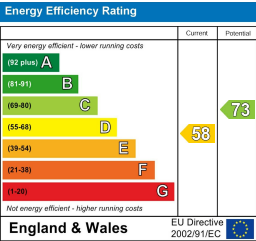


Second Floor



First Floor

Copyright www.pedderproperty.com © 2006
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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.