

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Gipsy Hill, London, SE19 1QH

Stunning Split Level Flat

Three Bedrooms

1343 sqft of accommodation

Private Rood Terrace

Offer Unfurnished

Available now

£2,500 Per Month

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This truly stunning 1343 sq ft flat located within easy reach of Gipsy Hill Train Station and a short walk to the ever popular Crystal Palace Triangle with its fantastic selection of shops, bars and restaurants. on the first floor you will find the entrance hall, large lounge, separate fully fitted kitchen and bathroom, on the second floor you will find three bedrooms and en-suite shower room, the top floor consists of a small conservatory with direct access onto the private decked roof terrace with its magnificent views far and wide. Other benefits include gas central heating, balcony and high ceilings. Offered unfurnished and available now.

Gipsy Hill

Approximate Gross Internal Area = 124.8 sq m / 1343 sq ft

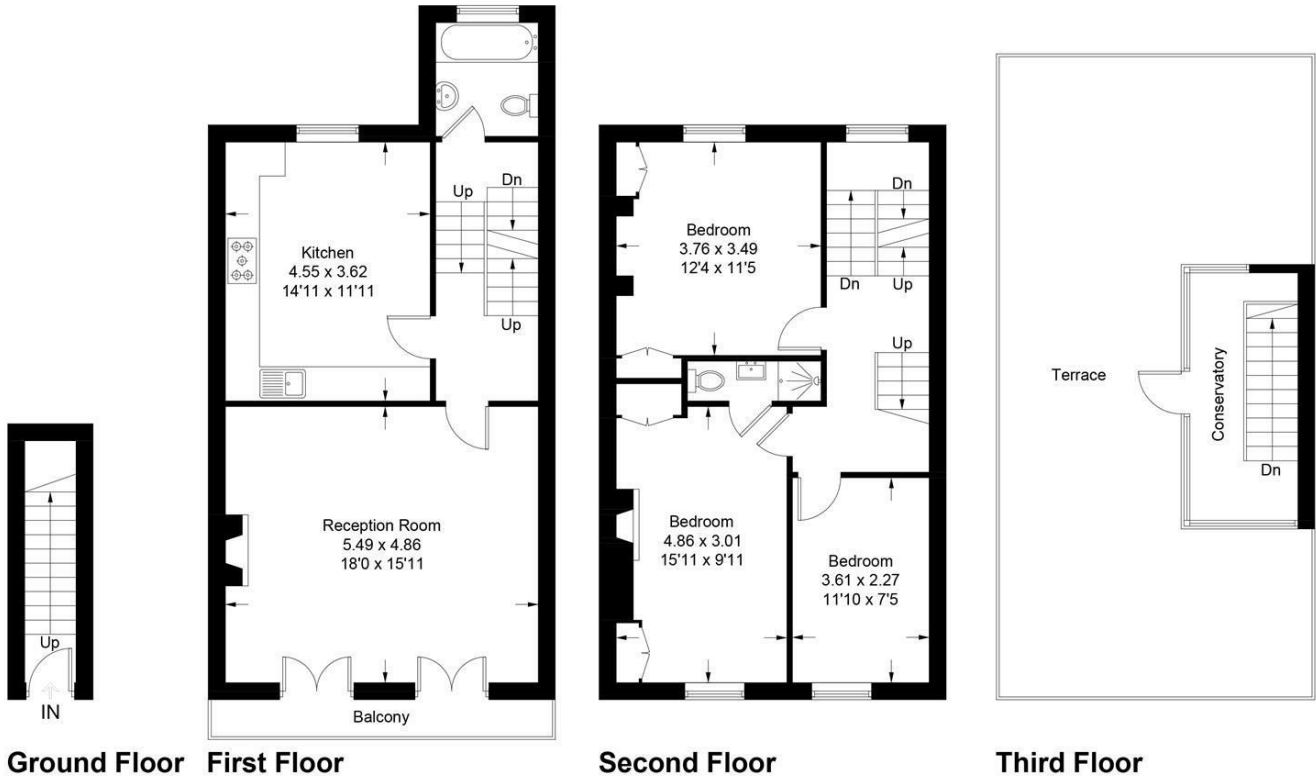
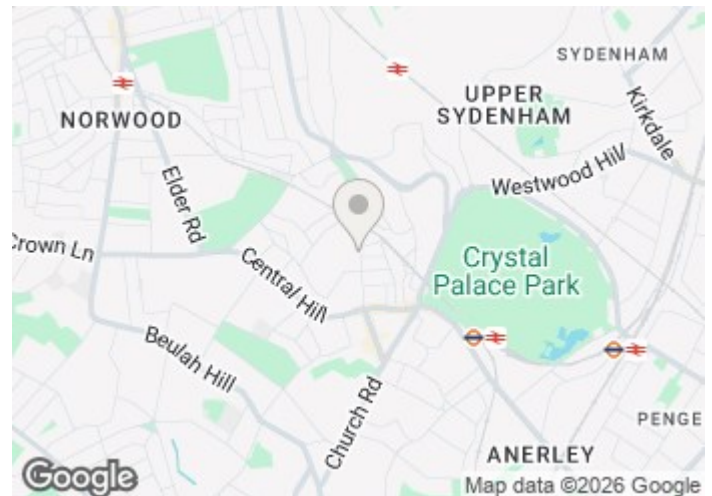


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316614)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.

Viewings highly recommended

EPC Rating: D

Council Tax Band: D

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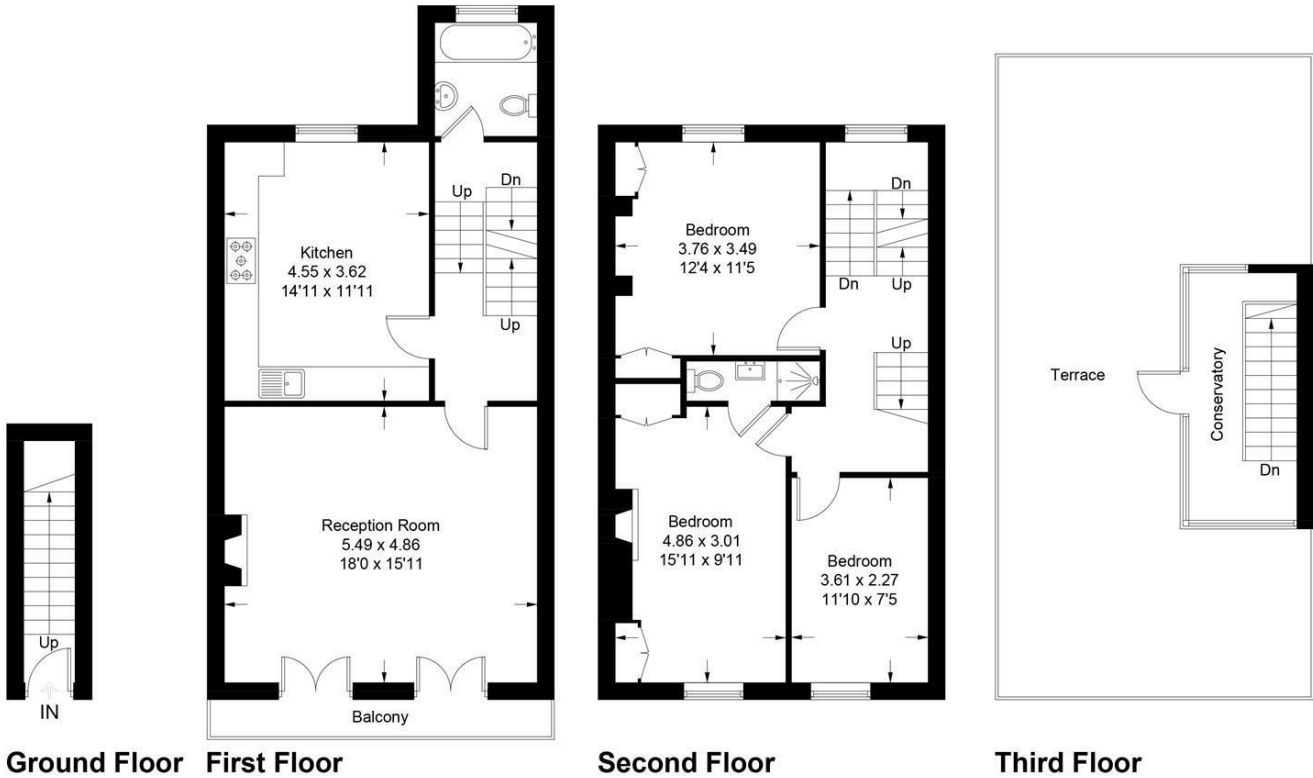
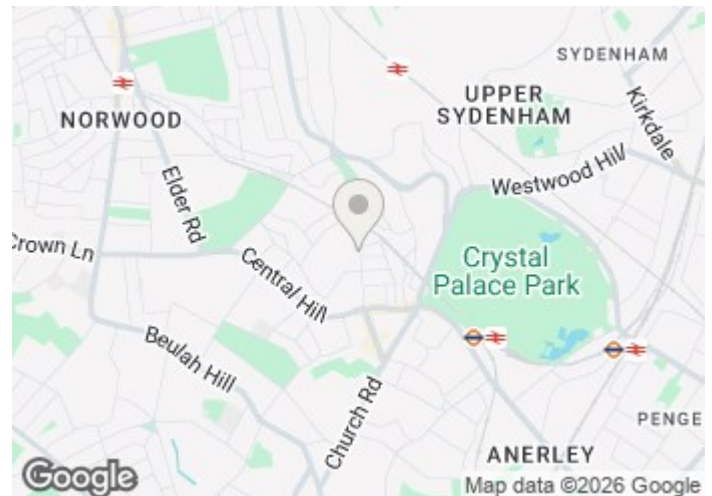


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