

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Gipsy Road, London, SE27 9RE

Conversion Flat

Two Bedrooms

In Need Of Refurbishment

Vacant Possession

£319,950 Leasehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic opportunity to purchase this leasehold conversion flat located within walking distance to shops, bars and the ever popular Gipsy Hill brewery, the property requires general updating throughout and comprises of a main reception room, kitchen bathroom and two bedrooms. Other benefits include gas central heating, no onward chain and vacant possession. (Finance available subject to status)

View now to avoid disappointment

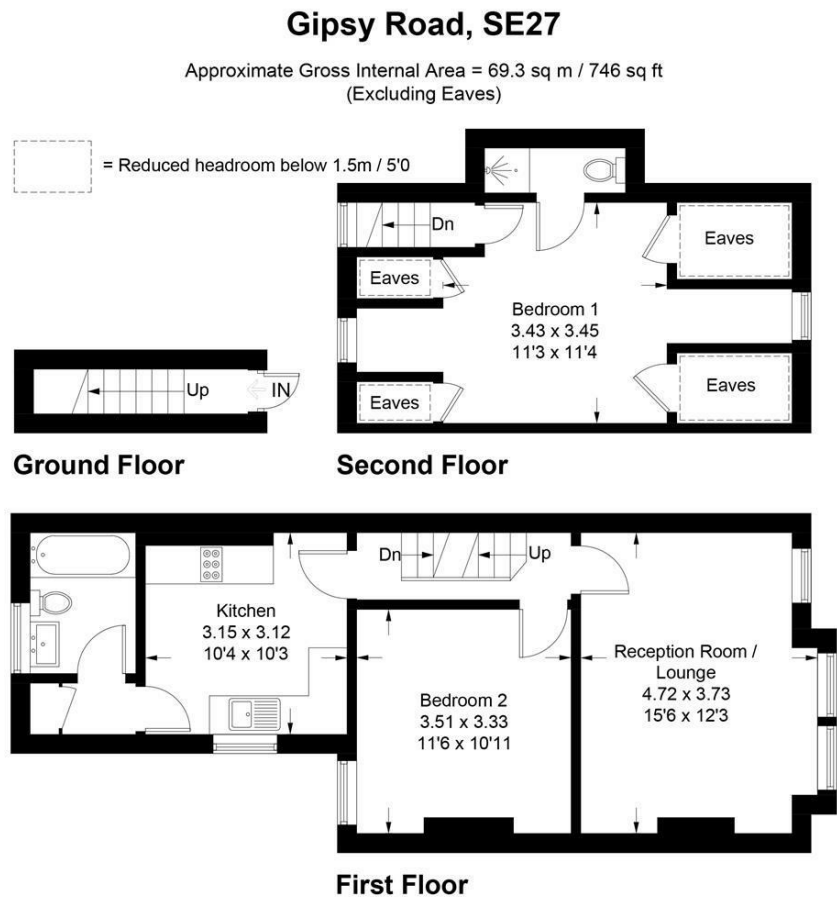


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261572)

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		
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(81-91) B		
(69-80) C		
(55-68) D		
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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.

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

Gipsy Road, SE27

Approximate Gross Internal Area = 69,3 sq m / 746 sq ft
(Excluding Eaves)

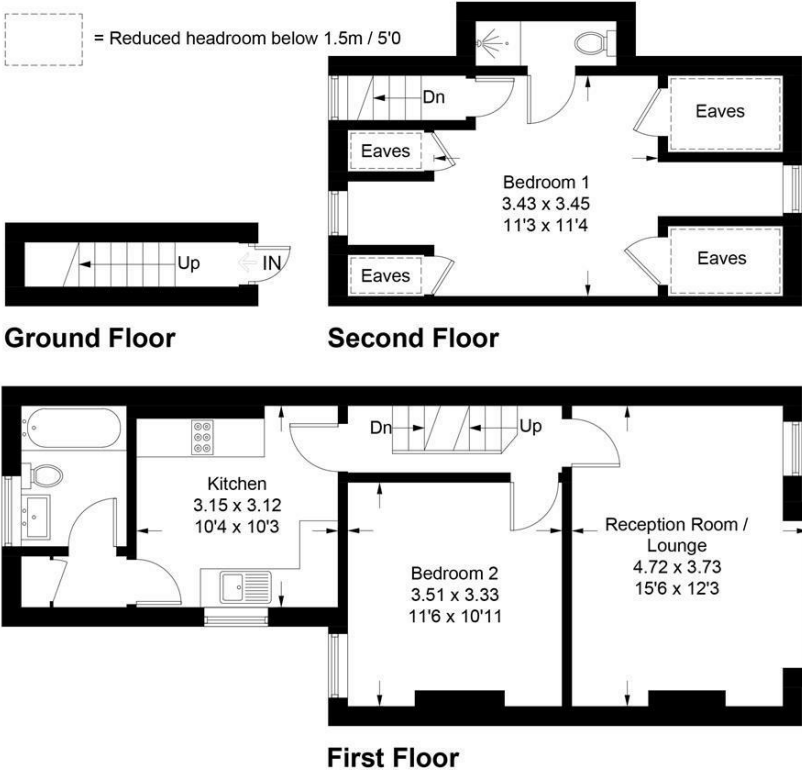


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