

# 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](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://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.

View now to avoid disappointment

### Gipsy Road, SE27

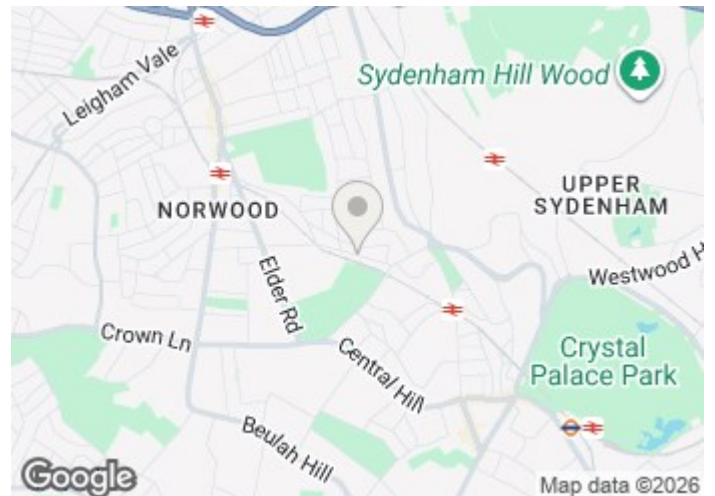
Approximate Gross Internal Area = 69.3 sq m / 746 sq ft  
(Excluding Eaves)



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

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
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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

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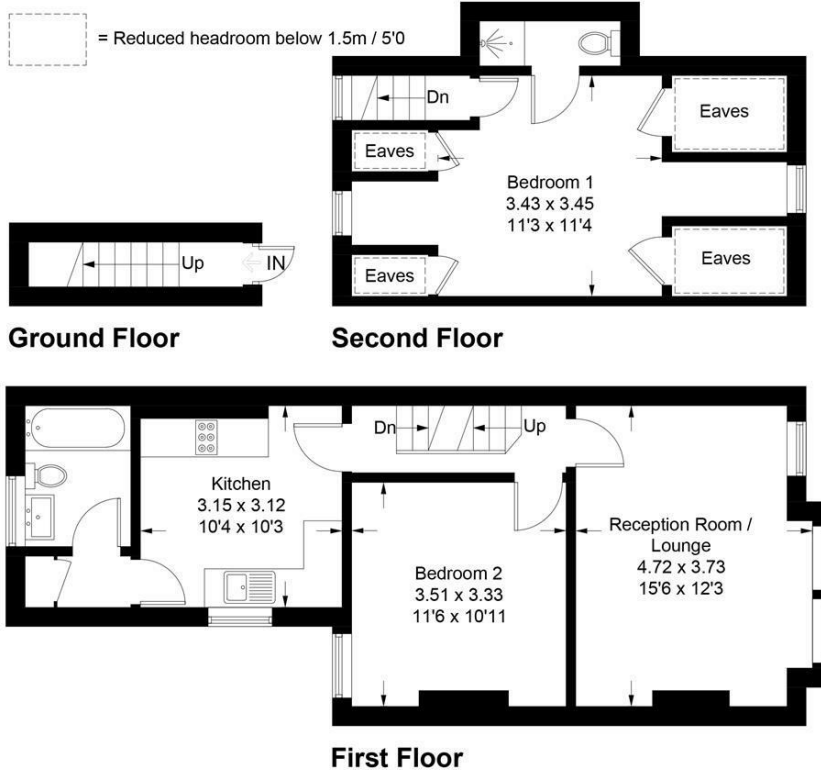
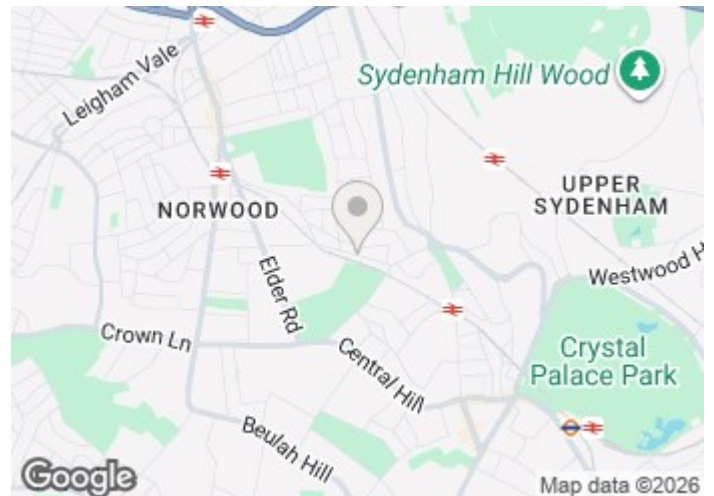


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