



2 Bed
Flat - Conversion
Gipsy Road
West Norwood
£299,995
Leasehold

- Two bedroom first floor flat
- Sash windows
- Gas central heating system
- Laminate flooring
- No chain involved
- Ideal for transport and amenities
- Lease 970 years remainig
- Section of garden to rear



Gipsy Road
West Norwood
London
SE27 9RE

Situated in Gipsy Road in West Norwood, this delightful first-floor flat conversion offers a perfect blend of character and modern living. Built in 1900, the property retains its period charm while providing essential contemporary comforts. Spanning an inviting 441 square feet, this flat features one spacious bedroom, making it an ideal retreat for individuals or couples seeking a cosy home.

The reception room is a welcoming space, perfect for relaxation or entertaining guests, and it seamlessly connects to the well-appointed kitchen. The flat also boasts a bathroom and an en-suite shower room, providing convenience and privacy. The presence of sash windows enhances the flat's aesthetic appeal, allowing natural light to flood the living spaces and creating a warm and inviting atmosphere.

One of the standout features of this property is its prime location. It is ideally situated for easy access to transport links and local amenities, making daily commutes and errands a breeze. Whether you are looking to explore the vibrant local community or venture further afield, this flat offers the perfect base.

'Finance available subject to status'

Entrance

Stairs to first floor.

Entrance hall

Radiator.

Reception room

14'8 x 12'4

Sash window to front. Laminate flooring. Feature fireplace.
Radiator.

Kitchen

10'4 x 10'2

Window to side. Radiator. Electric oven, gas hob and
extractor hood. Wall and base units with work surfaces over.
Stainless steel single drainer sink unit.

Bedroom One

11'0 x 10'0

Sash window to rear. Laminate flooring. Radiator.

Wet room

Second floor, Shower. Vanity wash hand basin. Low level
WC.

Bedroom Two

11'4 x 11'4

Restricted head room. Double glazed Velux window to front.
Double glazed dormer window to rear. Radiator.

Bathroom

Window to rear. Tiled flooring. Heated towel rail. Pedestal
wash hand basin. Panelled enclosed bath. Low level WC.
Extractor fan.

Separate WC.

Services for washing machine.

Garden

"We are advised that there is a section of rear garden."

Tenure

"We are advised that the tenure is Leasehold with 970 years
remaining. Ground rent peppercorn and services charge to be
advised".

Authority

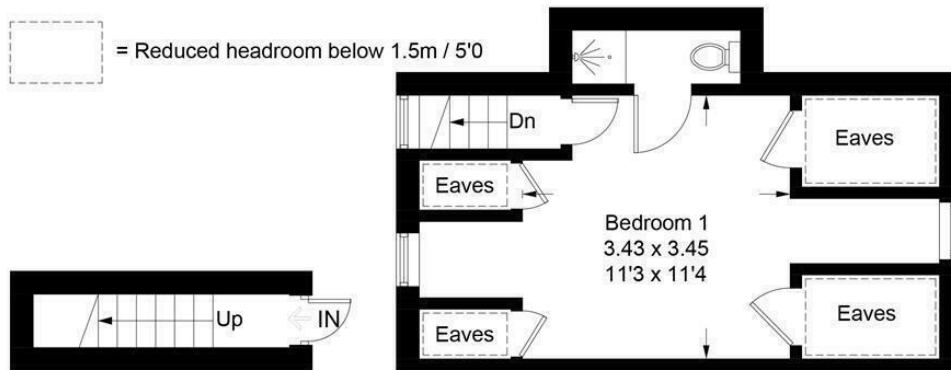
London Borough of Lambeth Band C £1635.00pa





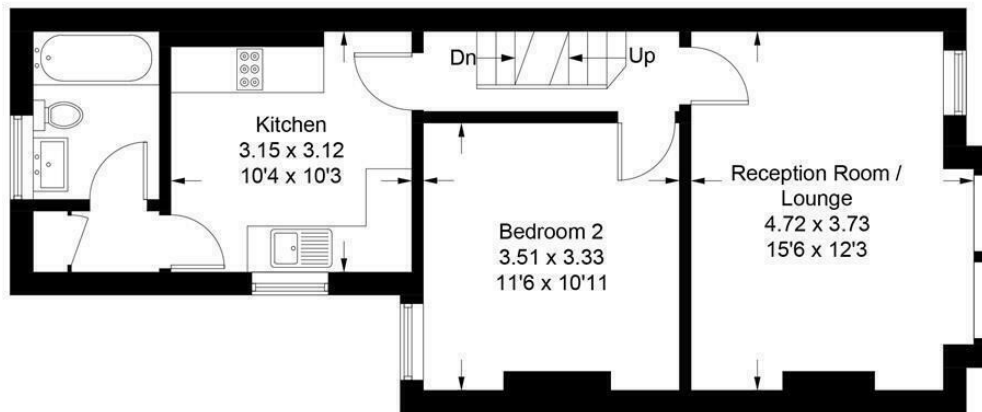
Gipsy Road, SE27

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



Ground Floor

Second Floor



First Floor

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		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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