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Gipsy Hill, London, SE19 | Offers In Excess Of £400,000  
Call us today on 020 7708 2002



- Two Double Bedrooms
  - Top Floor
- Recently Reurbished Throughout
  - Communal Gardens
  - Share of Freehold
- Lease Length: 112 Years Remaining
  - Service Charge: £2,045.00 PA

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

A recently refurbished, two double-bedroom top floor flat with communal gardens near to The Triangle of Crystal Palace. Offered with a Share of Freehold and chain free.

The flat features an open plan reception room with a recently refurbished modern kitchen area that has sleek white handleless wall and base units and complementary quartz work tops, a built-in oven and hob and a recently fitted boiler. Both bedrooms are of a good size, with plenty of space for a double bed and additional furniture. The bathroom has also recently been refurbished in a modern style, benefitting from both a bath and a separate shower cubicle, a WC and a sink with storage underneath, finished with white wall tiles and contrasting large floor tiling. The property has recently had extensive works including oak flooring to reception and new carpets and it has also been redecorated and further benefits from well-maintained communal gardens.

Gipsy Hill station is only 0.1 miles away and Crystal Palace station is 0.7 miles both offering services to London Victoria, London Bridge and Highbury & Islington. Located only 0.2 miles from 'The Triangle', with several popular pubs, bars and restaurants as well as the Everyman cinema. The historical Crystal Palace Park is only 0.4 miles away with a boating lake, children's playpark, dinosaur models, museum, café, skatepark and a concert bowl.

\*In accordance with the Estate Agents Act 1979, we disclose that the vendor of this property is a director of this company

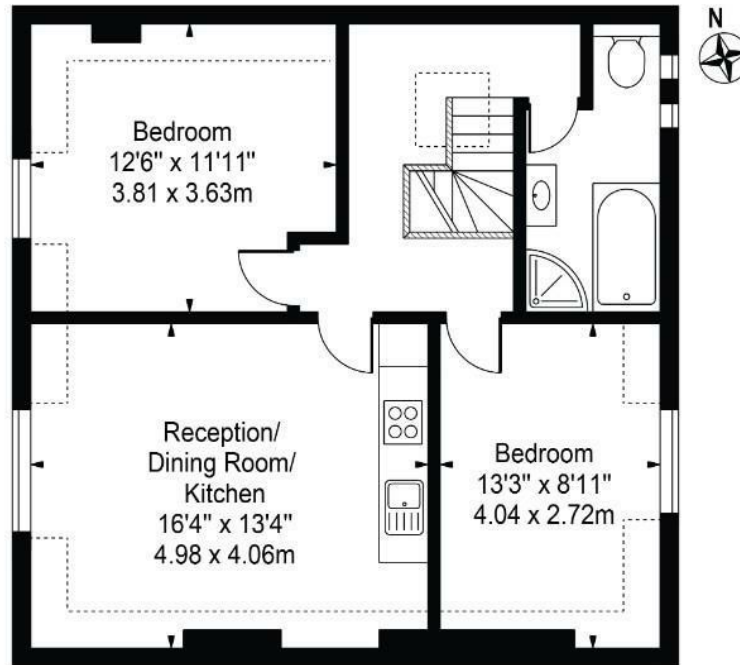
Tenure: Share of Freehold  
Council Tax band: C  
Authority: London Borough of Lambeth  
Lease length: 112 years remaining (Started in 2020 with a lease of 118 years.)  
Ground rent: Not payable  
Service charge: £2,045.00 per annum  
Construction: Standard construction  
Property type: Flat  
Number of floors in building: 4  
Entrance on floor: 1  
Has lift: No  
Over commercial premises: No  
Parking: On street  
Electricity: Mains electricity  
Water and drainage: Connected to mains water supply  
Mains surface water drainage: Yes  
Sewerage: Connected to mains sewerage  
Heating: Central heating  
Building safety issues: No  
Lease restrictions: None  
Public right of way through and/or across your house, buildings or land: No  
Flood risk: No  
History of flooding: No  
Planning and development: None  
Listing and conservation: None  
Accessibility: None  
Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

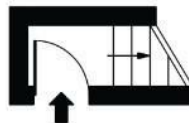
# Gipsy Hill, SE19 1PD

Approx. Total Internal Area 671 Sq Ft - 62.34 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 581 Sq Ft - 53.98 Sq M  
(Excluding Restricted Height Area)



Second Floor



First Floor  
Entrance

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
[www.interdesignphotography.com](http://www.interdesignphotography.com)

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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