

£395,000.00

27 Gipsy Hill, Crystal Palace, London SE19 1QG



## PROPERTY OVERVIEW

**1 Bedroom 1 Bathroom 1 Reception**

Located on the ever-popular and friendly Gipsy Hill, this charming one-bedroom flat sits on the first floor of a beautiful Victorian house conversion, blending period character with comfortable modern living.

The property welcomes you with a bright and spacious reception room, where high ceilings and elegant sash windows allow plenty of natural light to fill the space. There is also useful built-in storage, making the room both stylish and practical. The generous double bedroom is positioned to the front of the property, while to the rear you'll find a separate kitchen and dining area fitted with integrated appliances. A modern three-piece bathroom completes the home. Residents also enjoy access to a peaceful communal rear garden, perfect for relaxing outdoors. On-street parking options are also available.

Perfectly positioned on Gipsy Hill, the property is just a short walk from Gipsy Hill railway station, providing convenient links into central London and beyond. The surrounding area offers a great selection of local cafés, shops, and restaurants, while nearby Crystal Palace is known for its vibrant atmosphere, popular food spots, and the beautiful Crystal Palace Park.

35a St Georges Road,  
London SE1 6EW

+44 (0) 207 401 2020

[www.globalhouseestates.com](http://www.globalhouseestates.com)

Level 24, Lee Garden One,  
33 Hysan Ave, Causeway  
Bay, Hong Kong

+852 3963 8411



The property is currently tenanted. Please, contact Global House Estates for additional information.

Service charge: approximately £2255 per annum  
Length of lease: approximately 85 years remaining  
Ground rent: £336.46 per annum

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU	

Directive

2002/91/EC

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