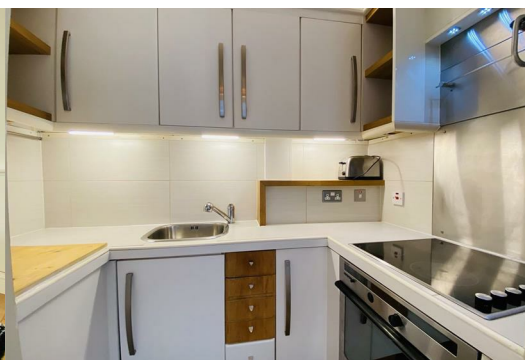## Gipsy Road

, London, SE27 9QY

£1,250

🛏 2   🛁 1   🛋 1   ☰

LIGHT, BRIGHT, SPACIOUS AND FULL OF CHARACTER. A 2 bedroom flat within walking distance of the lovely cafes and amenities of Crystal Palace Triangle and Gypsy Hill, Sydenham Hill and Crystal Palace Stations. This flat is unique, it has high ceilings, stripped pine floorboards, wooden window shutters, 2 double bedrooms with fitted wardrobes, white bathroom suite and a hand fitted kitchen. It is beautifully light and the rooms are spacious. Ideal for a couple who work from home or 2 sharers. It is part furnished but the landlord can be flexible. It also benefits from Norwood Park at the bottom of the road, so perfect for that "lockdown" exercise. AVAILABLE IMMEDIATELY.

RECEPTION 14'3 x 12'7 (4.34m x 3.84m)
Stripped wooden floorbboards, sash windows with shutters, radiator, L-shape sofa, dining table and chairs, built-in cupboards and shelving, pine chest

KITCHEN
Electric hob and oven, fridge freezer, washing machine, microwave, stainless steel sink unit, wall and base cupboards

BEDROOM 13'5 x 9' (4.09m x 2.74m)
STRIPPED WOOD FLOORBOARDS. DOUBLE GLAZED SASH WINDOW WITH SHUTTERS, RADIATOR, SPOTLIGHTS, FITTED WARDROBES, PINE CHEST OF DRAWERS, FITTED SHELVING, DOUBLE BED

BEDROOM / STUDY 10'8 x 8'9 (3.25m x 2.67m)
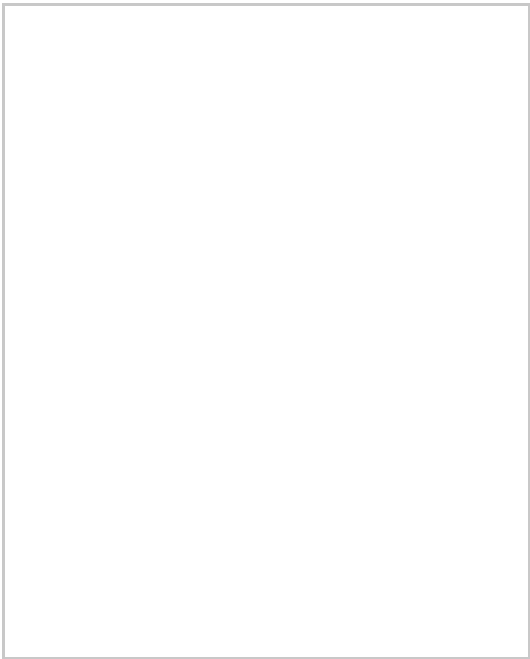PINE STRIPPED FLOORBOARDS, RADIATOR, WINDOW WITH SHUTTER, WARDROBE

BATHROOM
WHITE BATH WITH SHOWER OVER, SHOWER SCREEN, WASH HAND BASIN WITHIN VANITY UNIT, LOW-FLUSH W.C, HEATED TOWEL RAIL, FROSTED WINDOW, TILED FLOOR
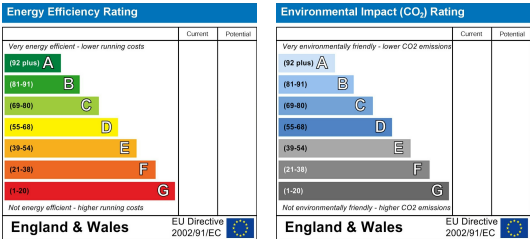
Area Map

Floor Plan

Energy Efficiency Graph

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 CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC