



157 Gipsy Road

London, SE27 9QT

Asking Price £390,000

Offered to the market with no onward chain is this fantastic two bedroom ground floor Victorian conversion. Well-presented throughout, we feel that this property would be perfect for those looking for their first home or investment. Perfectly located for Gipsy Hill and West Norwood High Street, both offering an array of local amenities and being just 0.5 miles from Gipsy Hill station and 0.6 miles from West Norwood station giving commuters flexible access into central London (distances estimated via [Google Maps](#)). The property also benefits from being within easy reach of Norwood Park and the famous Crystal Palace Triangle.

Upon entering the property buyers will find; hallway storage cupboard, double bedroom with bay window, open plan kitchen/reception room with patio door leading onto a well-maintained garden with sole use. The master bedroom can be found at the rear of the property with views overlooking the garden and family bathroom. This property has an abundance of light throughout and must be viewed to truly appreciate all that it has to offer.

Viewing

Please contact our Galloways West Norwood Office on [020 8673 4444](#) if you wish to arrange a viewing appointment for this property or require further information.

- NO CHAIN
- VICTORIAN CONVERSION
- GROUND FLOOR
- WELL-PRESENTED THROUGHOUT
- FRONT AND REAR GARDEN WITH SOLE USE
- CENTRAL LOCATION
- CLOSE TO LOCAL TRANSPORT LINKS



2



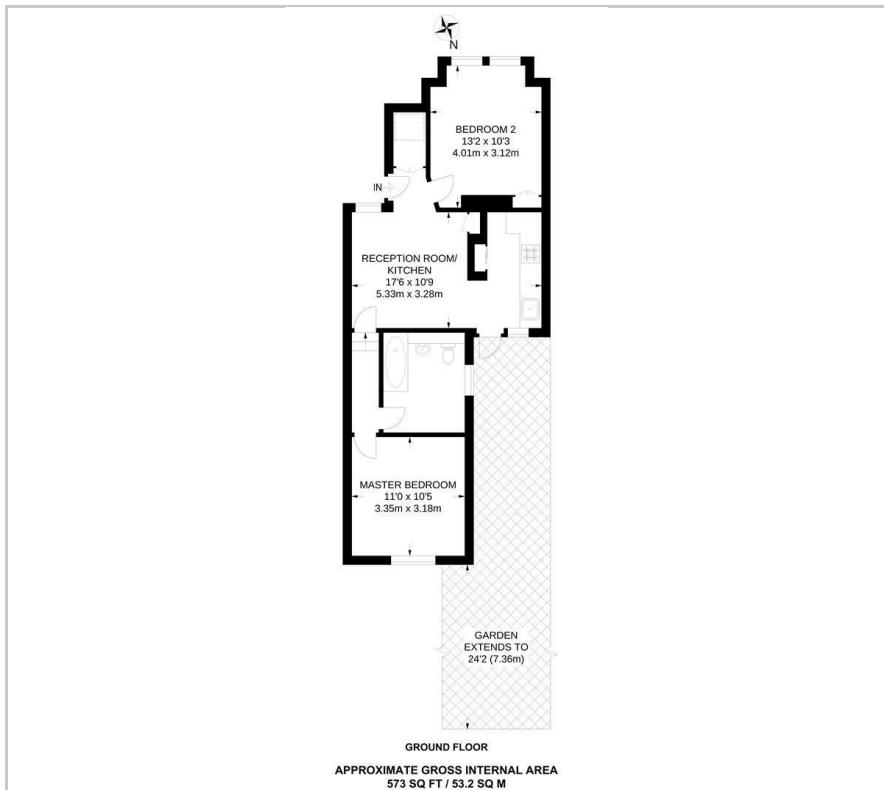
1



1



Floor Plan



Area Map



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		
(38-54)	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 CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.