



Gipsy Hill, Crystal Palace **SE19**







Description

This attractive non-listed six bedroom double fronted detached period property within a conservation area straddling the Georgian and early Victorian eras, comprises almost 3,000 sq ft of accommodation and also includes a two bedroom annexe with its own separate entrance.

The inviting central entrance hall leads to impressive receptions on either side with plenty of character, particularly the double length living room that spans the entire depth of the property flooded with an abundance of natural light from the attractive vertical sash windows and high ceilings. The fitted kitchen / breakfast room offers access to a secluded rear garden from the balcony and wrought iron spiral staircase. Spread across the upper floors are six well proportioned, bright and airy bedrooms with three bathrooms (principal en suite) and ample eaves storage on the top floor. The lower ground floor is currently being used as a self-contained two bedroom apartment with a living room, kitchen, two bedrooms and a bathroom offering potential to achieve a handy rental income.

The pretty rear garden has side access and is laid mainly to lawn with mature shrub borders and trees providing a scenic outlook and plenty of space for al-fresco dining, relaxing and entertaining.

Location

Gipsy Hill is a popular location with a range of boutiques, shops, cafes and restaurants and in close proximity to Dulwich and Crystal Palace, including a variety of other amenities including Crystal Palace Park, Dulwich Park, Dulwich Picture Gallery and Dulwich & Sydenham Golf Club.

Transport links are excellent - Gipsy Hill (0.2 miles) provides direct access to London Victoria and London Bridge. Crystal Palace Station (0.6 miles) provides services into Canary Wharf via Canada Water and Sydenham Hill (1 mile) provides a fast train to London Victoria.

World renowned independent schools are in close proximity including Sydenham High School, Dulwich Prep London, Dulwich College, James Allen's Girls' School and Albyn's School. All distances and times are approximate.

Tenure: Freehold EPC: D Council Tax Band: C

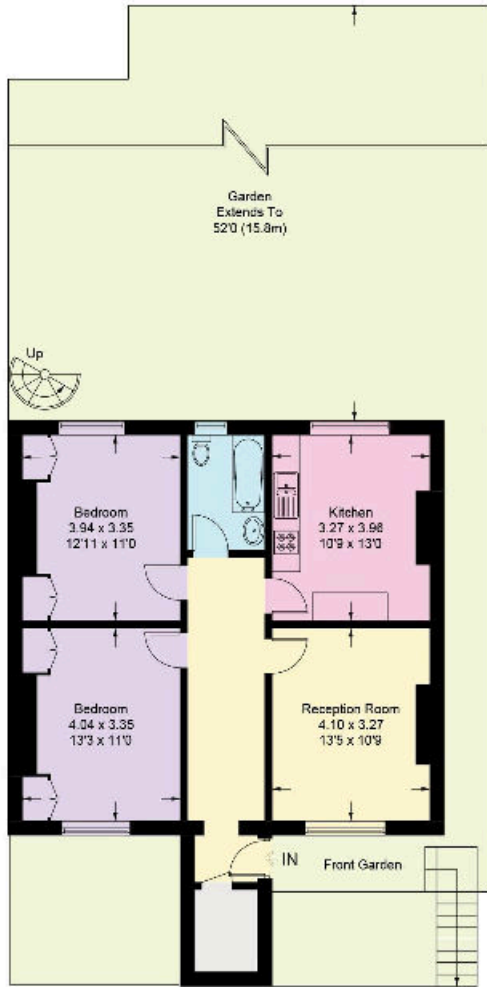
Local Authority: Lambeth Council







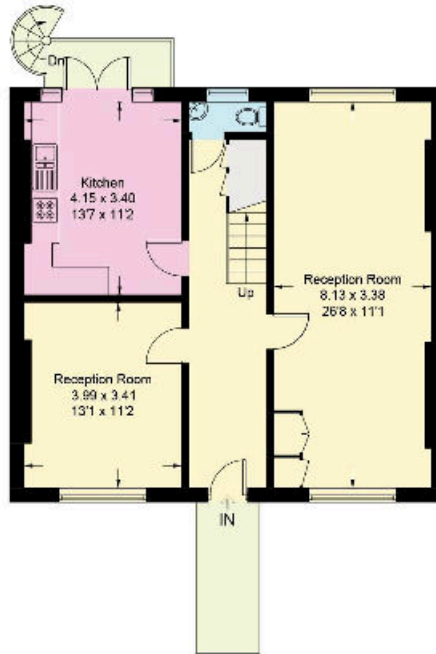
Reduced headroom below 2.0m / 6'6"



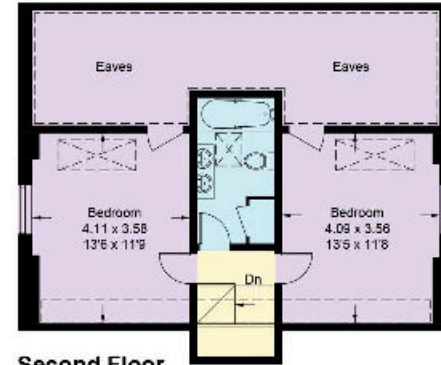
Lower Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

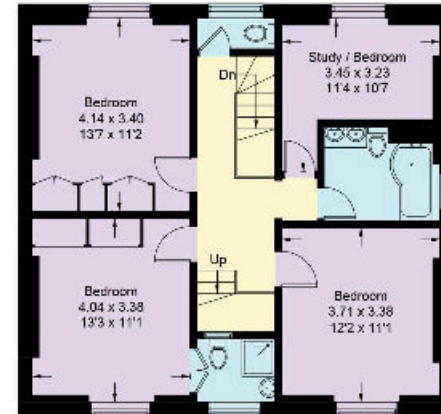
Approximate Gross Internal Area
Lower Ground Floor = 75.4 sq m / 812 sq ft
Ground Floor = 71.3 sq m / 767 sq ft
First Floor = 70.5 sq m / 759 sq ft
Second Floor = 33.6 sq m / 362 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 23.9 sq m / 257 sq ft
Total = 274.7 sq m / 2957 sq ft



Ground Floor



Second Floor



First Floor

Knight Frank
Dulwich
1c Calton Avenue
SE21 7DE

knightfrank.co.uk

We would be delighted to tell you more

Christopher Burton FNAEA
020 3815 9417

chris.burton@knightfrank.com

Chica Lambert
020 3815 9416

chica.lambert@knightfrank.com

Ollie Greig
020 3815 9418

ollie.greig@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated May 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.