



Dulwich Sales, 81-83 Lordship Lane, London SE22 8EP

T 020 8299 8300 E [dulwichsales@ludlowthompson.com](mailto:dulwichsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## CHARTERS CLOSE GIPSY HILL



OTED **£350,000 FOR SALE**

REF: 1967608

### **2 Bed, Purpose Built Apartment, Private Balcony & Communal Garden**

Juliet Balcony - Chain Free - Off-Street Parking - 2 Double Bedrooms - Minutes from Gipsy Hill Station - Communal Gardens

Chain Free, Spacious, Two Double Bedroom First Floor Apartment, with a Sunny Juliet Balcony, moments from Gipsy Hill Station. This wonderful property comprises of a large separate living room with a juliet balcony overlooking the communal gardens, 2 double bedrooms, a modern fitted kitchen, a modern bathroom and a separate W/C, offered to the market chain free. Surrounded by transport links as Gipsy Hill Station is less than a 5 minute walk away, with Sydenham Hill, West Norwood and Crystal ... **continued below**

**Train/Tube** - Gipsy Hill, Crystal Palace, Sydenham Hill, West Norwood

**Local Authority/Council Tax** - Lambeth

**Tenure** - Leasehold

**ludlowthompson**



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# CHARTERS CLOSE GIPSY HILL



Living Room



Living Room



Balcony



Bathroom



Kitchen



Kitchen



# CHARTERS CLOSE GIPSY HILL



Bedroom 1



Bedroom 1



Bedroom 1



Bedroom 2



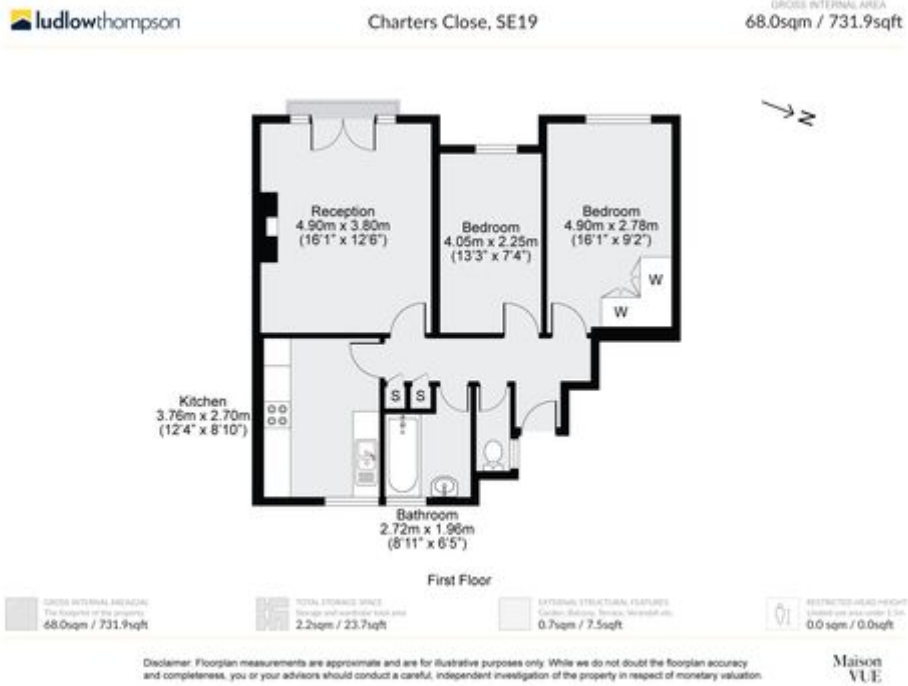
Exterior



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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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This wonderful property comprises of a large separate living room with a juliet balcony overlooking the communal gardens, 2 double bedrooms, a modern fitted kitchen, a modern bathroom and a separate W/C, offered to the market chain free.

Surrounded by transport links as Gipsy Hill Station is less than a 5 minute walk away, with Sydenham Hill, West Norwood and Crystal Palace Stations all also nearby. All of the Crystal Palace amenities are within walking distance. There is also a lovely communal garden, off-street parking, and Norwood Park is situated less than 10 minutes walk away.

### Tenure Details

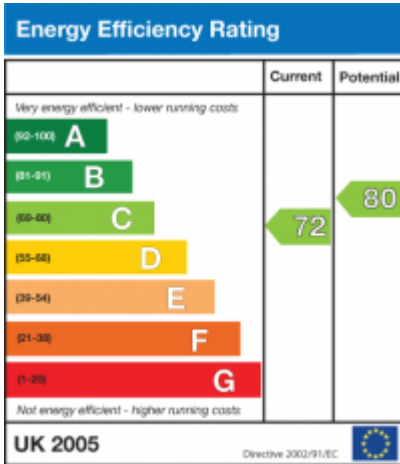
Tenure - Leasehold

Lease Expires - 92 years

Ground Rent - £10 per year



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### When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Dulwich Sales Office quoting 1967608

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.