



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)

## SALTERS HILL GIPSY HILL



**SOLD**

**REF: 2668580**

### **2 Bed, Period Apartment, Shared Garden**

Over 700 sq ft - Vibrant Crystal Palace & W.Norwood communities - SHARE OF FREEHOLD - High ceilings and wooden floors - !0 minute walk to Gipsy Hill station

This gorgeous 2 bedroom flat is the perfect place for First Time buyers looking for a home with high ceilings and big rooms in the middle of a vibrant community. Based on the 2nd floor of a beautiful period building, your enter the flat into a huge reception room, bathed in light from bay windows that overlook Norwood Park and with the city of London on the horizon. With the kitchen leading of it. this is an amazing room for entertaining or relaxing after a long day. Following down the ha... [continued below](#)

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

**Local Authority/Council Tax** - Lambeth

**Tenure** - Share of Freehold

**ludlowthompson**



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# SALTERS HILL GIPSY HILL



Dining



Bathroom



Bedroom 1



Bedroom 2



Kitchen



Garden



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External



Park



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## Salters Hill

Approximate Gross Internal Area = 732 sq ft / 68 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in  
accordance with the current edition of the RICS Code of Measuring Practice

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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Based on the 2nd floor of a beautiful period building, you enter the flat into a huge reception room, bathed in light from bay windows that overlook Norwood Park and with the city of London on the horizon. With the kitchen leading off it, this is an amazing room for entertaining or relaxing after a long day.

Following down the hallway is a modern bathroom with a giant bath that makes this space a haven of serenity. There are then two generous double bedrooms, both with stunning views out over the shared garden and Crystal Palace. The Master is down a few steps at the back of the flat creating a defined 'bedtime' zone and with nothing above the room, you are guaranteed a solid nights sleep.

The flat is equidistant from both Crystal Palace triangle and West Norwood. Between them you are spoilt for a choice of independent cafes, restaurants, shops, cinemas and leisure centres. Gypsy Hill station is 10 minutes walk giving you quick access into Victoria and London Bridge.

### Tenure Details

Tenure - Share of Freehold

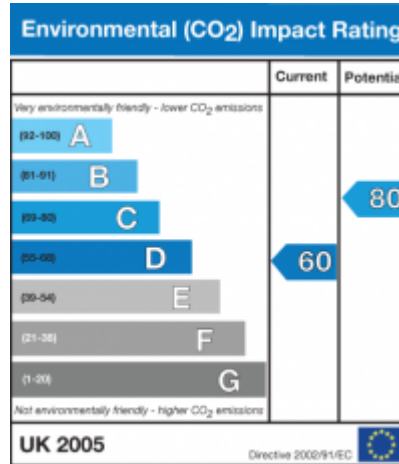
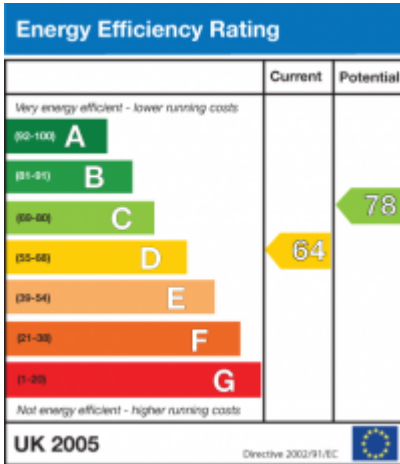
Lease Length - years



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CALL 020 8299 8300

REF: 2668580

### 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 2668580

### 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.