



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

WOODLAND ROAD GIPSY HILL



SOLD

REF: 3248

2 Bed, Apartment

6th Floor - Ex- Local Authority Flat - Top Floor - 2 Double Bedrooms - Close To Gipsy Hill B.R. - Good Investment

Ludlowthompson.com are pleased to offer to the market an Ex-local Authority flat situated on the top of a 6 storey block in Gould Court, Gipsy Hill. The property would make a good first time buy, or investment, and benefits from having two good sized double bedrooms, a lounge, kitchen and bathroom. It is close to Gipsy Hill B.R.

**Train/Tube - Crystal Palace, Sydenham Hill, Penge West, Gipsy Hill
Local Authority/Council Tax -**



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COMMUNAL ENTRANCE

Stairs or lift to top floor. Entrance in to flat hallway

Reception Room - 3.48m x 5.26m (11' 5" x 17' 3")

Window to front and side.

Kitchen - 1.75m x 3.81m (5' 8" x 12' 5")

Matching wall and base units. Window to side. Sink and drainer

Bedroom 2 - 2.64m x 3.4m (8' 7" x 11' 1")

Window to front. Fitted cupboard.

Bedroom 1 - 3.02m x 4.06m (9' 10" x 13' 3")

Window to front. Fitted cupboard.

Bathroom

Vanity sink. Low flush toilet. Panel sided bath. Electric shower over bath. Fully tiled. Fitted cupboard.



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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 Tooting Sales Office quoting 3248

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.