



Gipsy Hill, SE19 | £2,500 Per Calendar Month

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In General

- Ground floor conversion
- Three bedrooms
- Large garden with office
- High ceilings
- Wood flooring
- Close to amenities and transport
- Available immediately
- Furnished
- Cellar / Utility room

In Detail

A stunning three double ground floor Victorian conversion with large established garden in Upper Norwood to rent.

Finished to a high standard and wonderfully presented throughout, boasting over 1450 sq ft of living space.

The property comprises of a bright family orientated kitchen with breakfast bar/island leading to the mature garden which includes patio area and an office space making it the ideal retreat for those working from home. Additionally, a large reception room plus dining area, three double bedrooms and a contemporary bathroom with walk-in shower and double sinks.

Complete with ample amounts of character and original features throughout including high ceilings, wood flooring, feature fireplace and modern white wooden shutters to the rooms at the front.

Gipsy Hill, SE19 is ideally located to the many local amenities, bars and restaurants of The Triangle and the transport links of Gipsy Hill Overground station.

The perfect rental for a family or couple seeking the additional living space in a home full of characterful charm and within a superb central location.

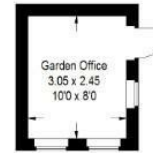
EPC: E | Council Tax Band: C | Offered Furnished | Available immediately | HD: £576.92 | SD: £2,884.61



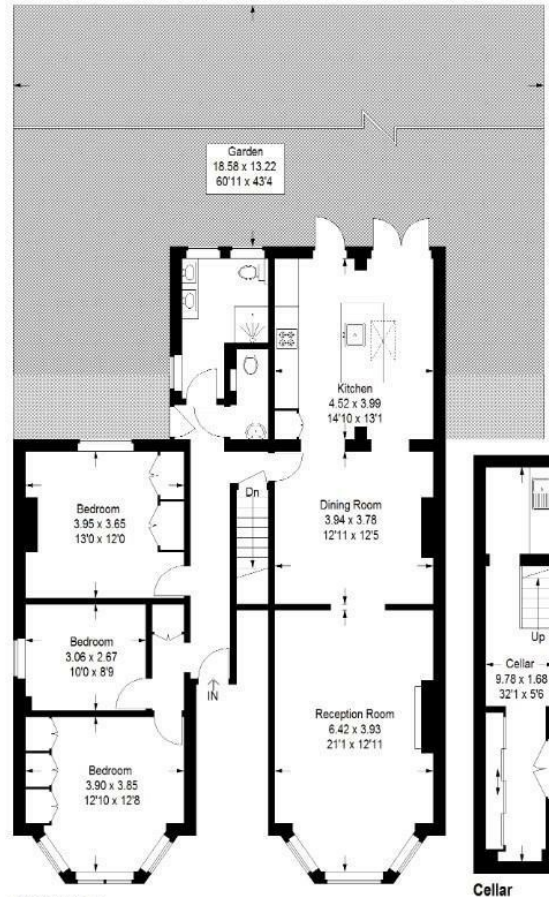
Floorplan

Gipsy Hill, SE19

Approximate Gross Internal Area
 Cellar = 16.7 sq m / 180 sq ft
 Ground Floor = 120.4 sq m / 1296 sq ft
 Total (Excluding Outbuilding)
 137.1 sq m / 1476 sq ft



Outbuilding
 (Not Shown in Actual
 Location / Orientation)



Ground Floor

Cellar

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
 shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) A	
76(1-41) B	
69-40) C	
35-48) D	
39-54) E	70
21-30) F	
1-20) G	
51	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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