

A stylized, dark grey leaf graphic is positioned behind the text, centered horizontally. It has a long, pointed shape with a central vein and two smaller, curved lobes on either side.

ALEXANDRA DRIVE
GIPSY HILL



WELCOME TO ALEXANDRA HOUSE GIPSY HILL

These 2 and 3 bedroom apartments are unique and compelling. With sophisticated materials, high quality finishes and free flowing open spaces, each apartment is perfectly designed whether enjoying alone time or entertaining with friends.



PRIME LOCATION

Gipsy Hill Railway Station
2 minute walk, Zone 3 a mere 25-minute
commute to London Bridge
or London Victoria

It borders the neighbourhood of Crystal
Palace, which was crowned as the best
place to live in London by the Sunday Times
Best Place to Live survey



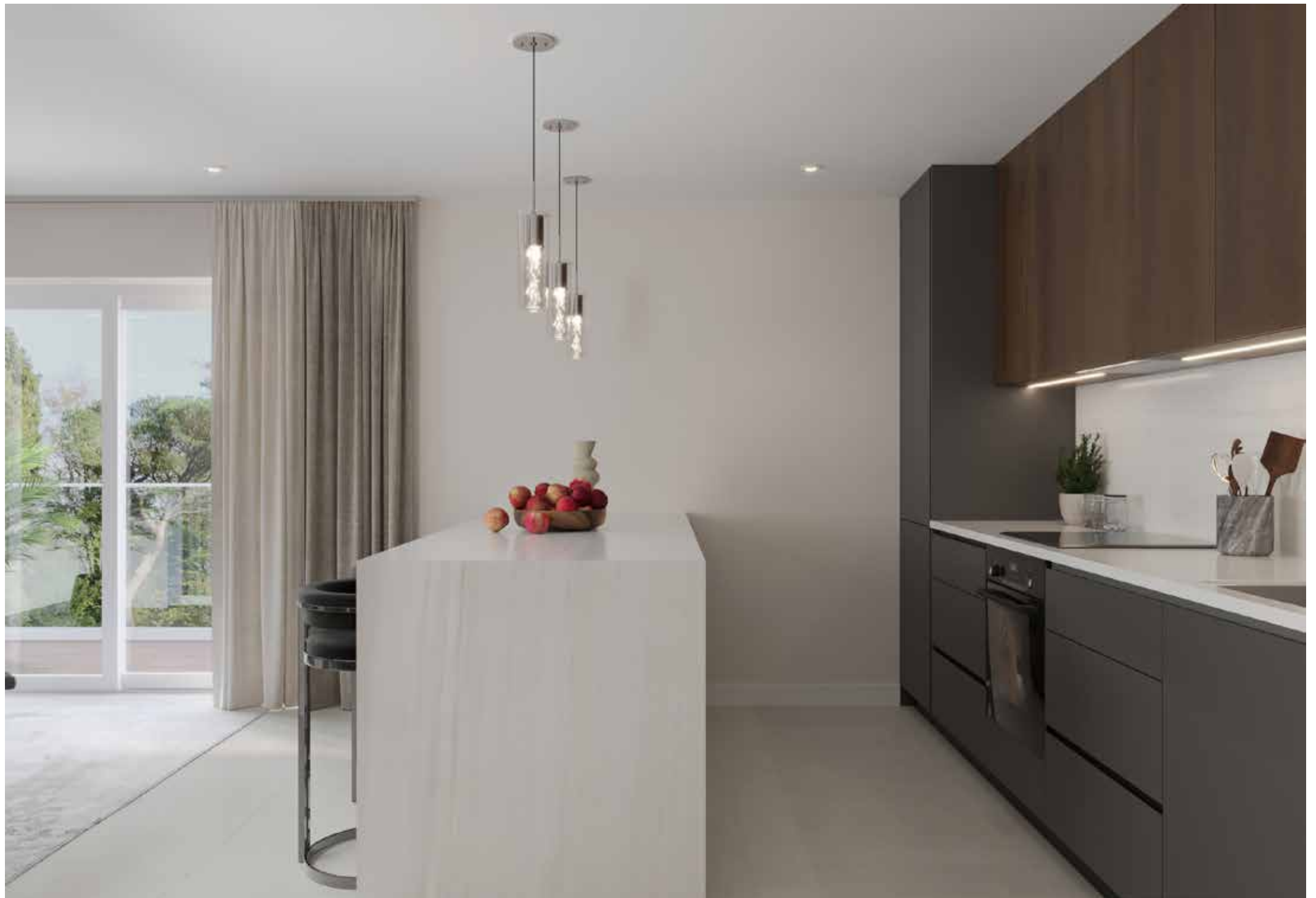
DESIGN

Designed with sophistication in mind, each
home is a blend of contemporary style and
luxury. Featuring high-end finishes, quality
materials, and open, free-flowing spaces,
these apartments embody the pinnacle of
modern living. Apartments on the top floors
have the added benefit of views of
London's iconic skyline.



VIBRANT COMMUNITY

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.



LOCAL AMENITIES

Showcasing London's iconic skyline, these 2 and 3 bedroom apartments are unique and compelling. With sophisticated materials, high quality finishes and free flowing open spaces, each apartment is perfectly designed whether enjoying alone time or entertaining with friends.

*Apartments 7, 8, & 9 on the top 2 floors having the luxury of London city skyline views.

Gipsy Hill in south London is a hilly and leafy neighbourhood spanning the southern parts of the London Boroughs of Lambeth and Southwark characterised for its stunning views of the City of London and Dulwich.

It borders the neighbourhood of Crystal Palace, which was crowned as the best place to live in London by the Sunday Times Best Place to Live survey

EDUCATION

- Elm Wood Primary School, Carnac Street 0.9 miles
- Kingswood Primary School, Gipsy Road 0.4 miles
- Paxton Primary School, Woodland Road 0.4 miles
- Allyns School 6 miles
- James Allen Girls School 2.6 miles
- Sydenham High School 1.6 miles
- Dulwich Prep London and Dulwich College which is 1 mile





T R A N S P O R T

- Gipsy Hill railway station 2 minute walk, Zone 3 a mere 25-minute commute to London Bridge or London Victoria
- Crystal Palace railway station 1 mile
- West Norwood railway station 1 mile
- Sydenham Hill railway station 1 mile

Gipsy Hill is home to a growing community of London professionals, creatives and young families. You are just as likely to find evening activities at the pubs and restaurants as you are early morning park runs and gatherings over coffee and brunch.

Some of our favourites are The Heritage in Dulwich, Sapore Vero is in our opinion the best Italian around. For coffee or a casual brunch, it has to be Spinach café a 10 minute stroll away.

56 Westow provides a friendly neighbourhood restaurant and amazing cocktail bar.

Located about a 5-minute walk from Alexandra drive, is the Gipsy Hill Taproom which is based directly opposite the brewery and is the hub of all things Gipsy Hill Brewing.

Everyman Cinema Crystal Palace 0.6 miles away

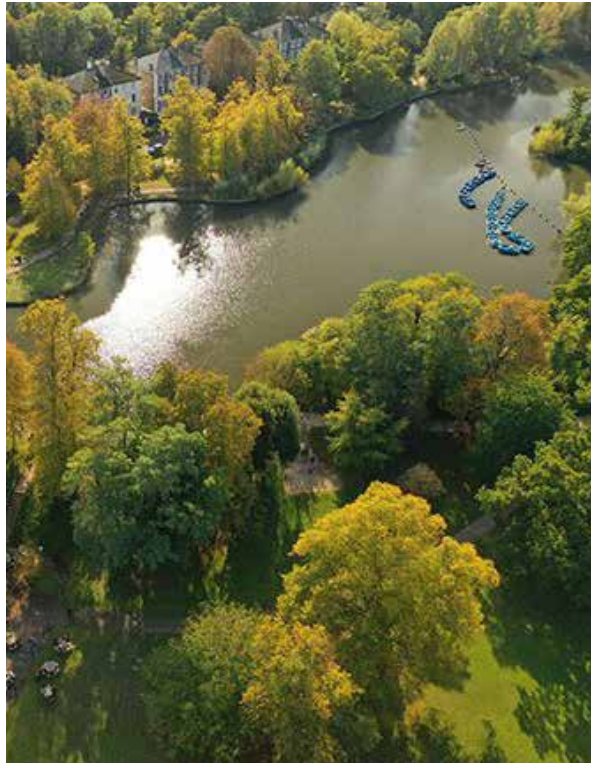
First opened in 1928, the Art Deco Everyman Crystal Palace features four stylish cinema screens, its own Spielburger kitchen serving amazing food, two bar areas, and amazing views of central London.

Crystal Palace Park 0.7 miles away

Crystal Palace Park is a place of fun and recreation in the spirit of Paxton's vision, celebrating excellence in landscape and horticulture and providing facilities, events and concerts in-keeping with a park of international significance.

Dulwich Golf Course 2 miles away

The course, designed by the great Harry S Colt, is set among mature oaks on the slopes of Sydenham Hill, overlooking Dulwich College, and enjoys a deserved lofty status among the capital's golfing elite.



PLOTS 1 TO 9

These exquisite apartments come complete with custom-designed kitchens that feature a full range of built-in appliances, including dishwashers, induction hobs, extractor fans, microwaves, and electric ovens. Contemporary mixer taps and quartz countertops enhance the sleek, modern design.

The bathrooms are fitted with pristine white sanitary ware, complemented by elegantly tiled walls and floors.

The spacious bedrooms are fitted with luxurious Colmar carpets, offering both comfort and style. LED downlighting is featured throughout, providing a clean, bright ambiance. Additional conveniences include USB charging points, as well as BT Fibre, SKYQ, and Hyperoptic connections in the living room. Terrestrial TV points are also available in the bedrooms for added practicality.





Tenure:
Leasehold with a share of the Freehold

Service Charge:
£780-£980 per annum

EPC Rating:
TBA

Council Tax Band:
TBA

Expected Completion:
Autum 2025



Plot 1	Lower Ground	3 Bedroom	1 Balcony & 1 Terrace	1,090 sq ft
Plot 2	Lower Ground	2 Bedroom	1 Balcony & 1 Terrace	971 sq ft
Plot 3	Ground	3 Bedroom	1 Terrace	922 sq ft
Plot 4	Ground	2 Bedroom	1 Balcony	815 sq ft
Plot 5	First Floor	2 Bedroom	Rear Balcony& Julliet Balcony	829 sq ft
Plot 6	First Floor	2 Bedroom	Rear Balcony & Julliet Balcony	829 sq ft
Plot 7	Second Floor	2 Bedroom	Rear Balcony	808 sq ft
Plot 8	Second Floor	2 Bedroom	Rear Balcony	818 sq ft
Plot 9	Third Floor	3 Bedroom	Rear Balcon	1,087 sq ft

FLAT ONE
101.2 SQ M / 1,090 SQ FT



LOWER GROUND FLOOR

FLAT TWO
90.2 SQ M / 971 SQ FT



LOWER GROUND FLOOR

FLAT THREE
85.6 SQ M / 922 SQ FT



GROUND FLOOR

FLAT FOUR
75.7 SQ M / 815 SQ FT



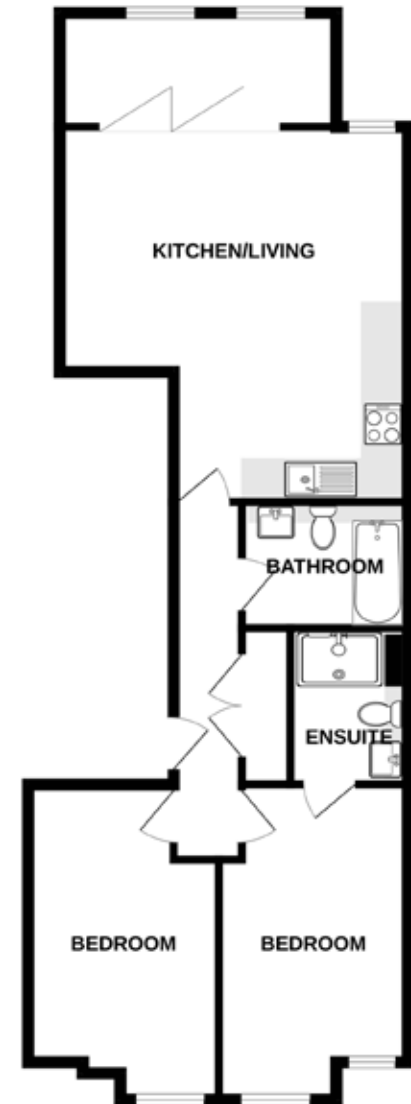
GROUND FLOOR

FLAT FIVE
77 SQ M / 829 SQ FT



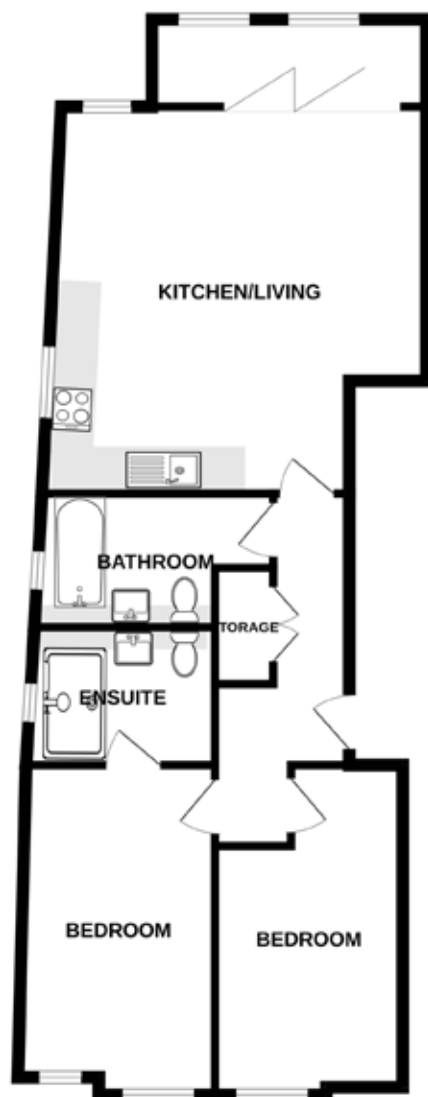
FIRST FLOOR

FLAT SIX
77 SQ M / 829 SQ FT



FIRST FLOOR

FLAT SEVEN
75 SQ M / 808 SQ FT



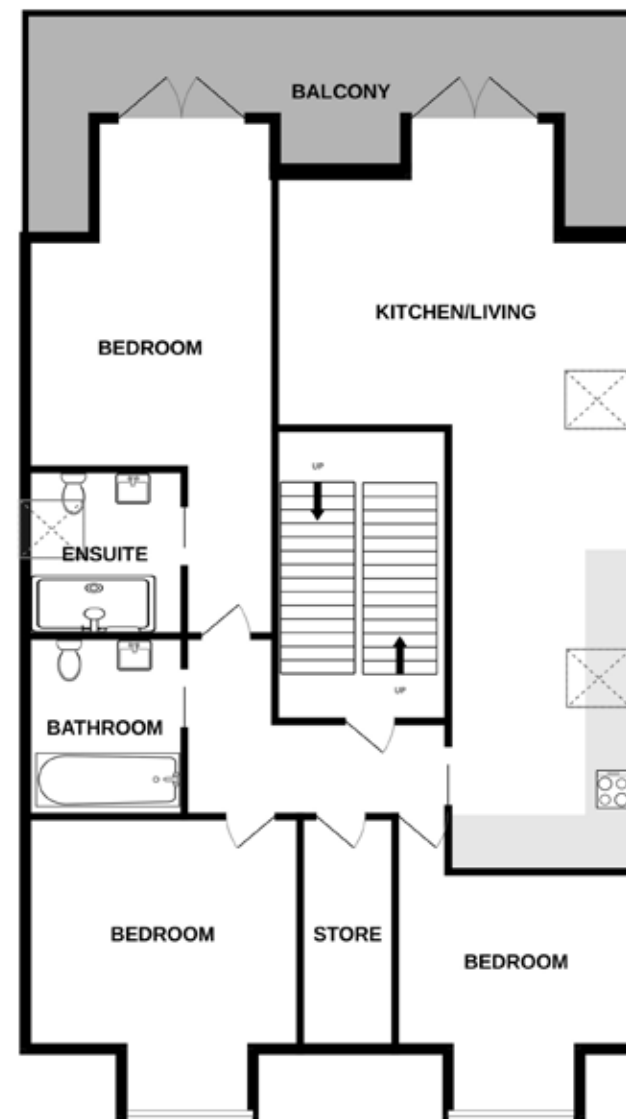
SECOND FLOOR

FLAT EIGHT
75.9 SQ M / 818 SQ FT



SECOND FLOOR

FLAT NINE
100 SQ M / 1,087 SQ FT



THIRD FLOOR

77 ALEXANDRA DRIVE SPECIFICATION

These units are designed by Cheeca Interior Design

KITCHEN & APPLIANCES

Stylish designer contemporary 2 tone black and Walnut handleless kitchen

Under unit LED lighting on both wall hung and floor units

Undermounted sink unit and black tap

Quartz worktops and full height backsplash

Full range of Siemens appliances to include;

Siemens induction hob

Siemens electric oven

Siemens microwave

Integrated extractor hood

Integrated Siemens washer/dryer

Integrated Siemens dishwasher

Integrated fridge/freezer

BATHROOM

Designer all hung basin / cabinet

Mirrored, recessed vanity unit with anti-fog led mirror

Designer Porcelain tiling to walls and floor

Glass hinged bath shower screen

White Roca sanitaryware

Fixed head shower plus handheld spray attachment controlled by thermostatic diverter valve

Ceramic bath with combined water filler and overflow

Grohe Wall hung WC with dual flush concealed cistern and soft close seat

Designer black heated towel rail

Shaver socket

HEATING & ELECTRICAL

Recessed LED lighting throughout kitchen

Recessed LED in living area

All fitting will be white throughout excluding kitchen and down lighters which will be brushed chrome

Mains powered smoke and heat detectors with battery backup

Lights at front and rear of the property balconies and gardens

Recessed wall coving lighting and drop down light in the master bedroom.

Cables for lights in 1st floor bedrooms (we are happy to install lights purchased by the buyer)

NICEIC/ECA certified

Baxi mega flow 18 kw Boiler and cylinder with 5 year warranty

Stelrad vita deco designer Radiators in every room

FLOOR FINISHES

High quality carpet and underlay to bedrooms

High quality LVT to hallways and kitchen/living rooms

Spanish porcelain floor tiles to bathroom

CONNECTIVITY

All House are pre-wired to for SKY TV

High speed fiber optic broadband is direct into the property BT & Virgin

Lounge and bedrooms prewired with Cat5 data network cabling

WINDOWS DOORS AND SECURITY

Double or triple glazed aluminium / wood composite windows and doors – with 12 year guarantee by VELFAC

Multi-point locks to doors and windows

Secure By Design

Integrated smoke and heat detectors and CO2 alarms

Secure post boxes

Video Entry system

Apartment door viewer

GENERAL

Built and Certified to comply with all relevant current Building Regulations

10 year ICW warranty

2 year fixture and fittings warranty

Secure cycle storage, bin storage

Private roof terrace garden with city views

Large private balconies depending on which apartments

EFFICIENCY

All apartments benefit from a predicted Energy Efficiency Rating of A. this is designed into the fabric of the building to ensure lower running costs of your home. All Appliances are A rated to further reduce your running costs. Having an energy efficient home not only means it will save you money, it helps reduce the impact on the planet.

The Watt and Save report issued by HBF says “On average, buyers of new homes save over £2,000 on household bills per property each year, equivalent to £173 a month. For buyers of houses, as opposed to flats the savings are even greater at £220 per month.”

A DEVELOPMENT BY



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