



ALEXANDRA DRIVE  
GIPSY HILL



WELCOME TO  
ALEXANDRA DRIVE  
GIPSY HILL

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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



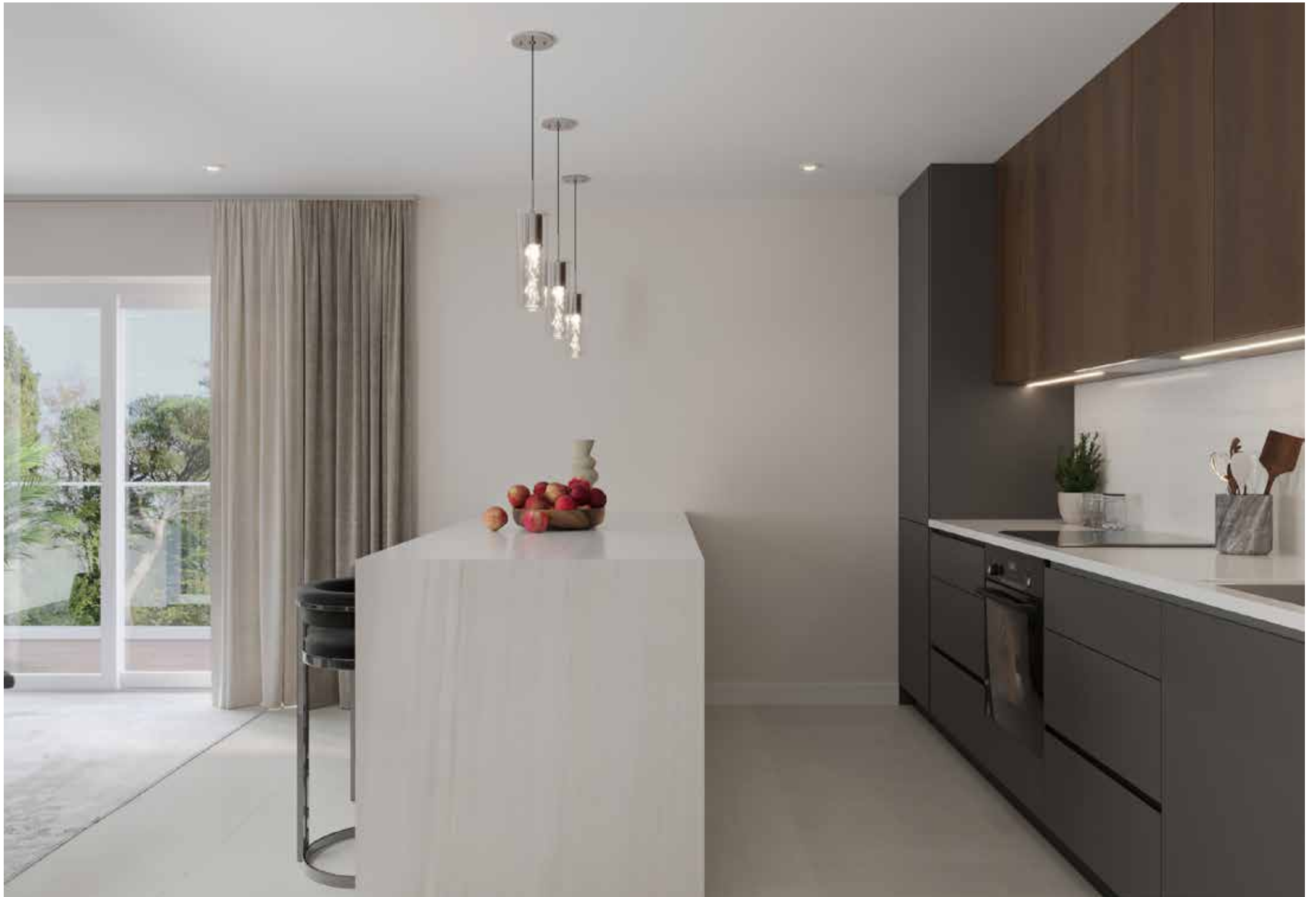
## DESIGN

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 Alexander 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**

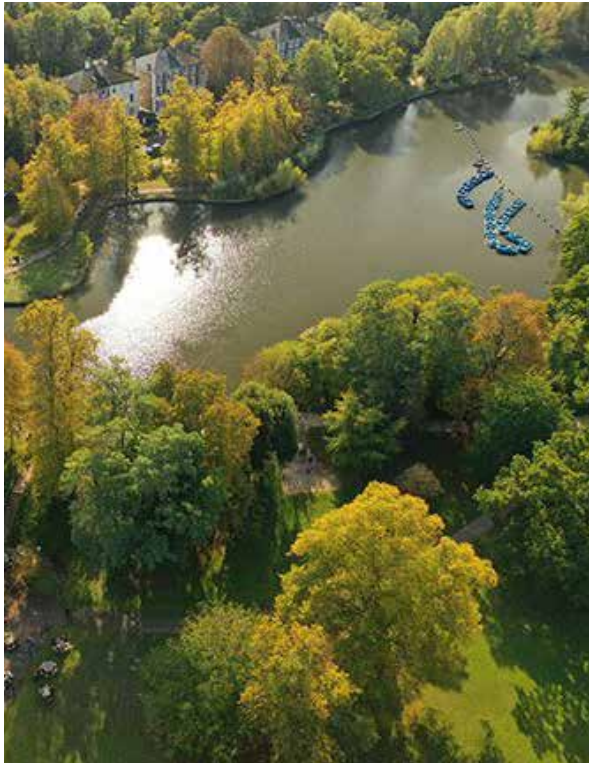
First opened in 1928, the Art Deco Everyman Crystal Palace features four stylish cinema screens, its own Spielburger kitchen serving amazing food, two bar areas, and amazing views of central London.

### **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:**  
999 Leasehold with a share of the Freehold

**Service Charge:**  
£780-£980 per annum

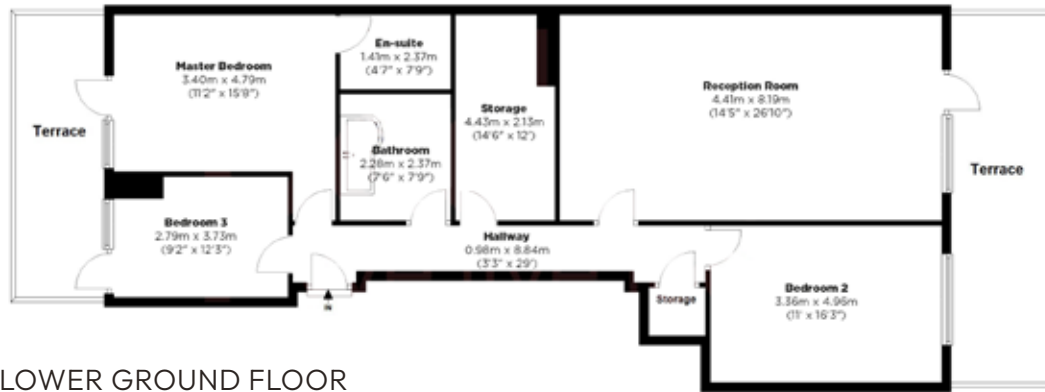
**EPC Rating:**  
Predicted Energy Efficiency Rating of A

**Council Tax Band:**  
TBA

**Expected Completion:**  
December 2025

Plot 1	Lower Ground	3 Bedroom	1 Balcony & 1 Terrace	111.4 sq m	1,199 sq ft
Plot 2	Lower Ground	2 Bedroom	1 Balcony & 1 Terrace	73.2 sq m	788 sq ft
Plot 3	Ground	3 Bedroom	1 Terrace	76.4 sq m	822 sq ft
Plot 4	Ground	2 Bedroom	1 Balcony	65.8 sq m	708 sq ft
Plot 5	First Floor	2 Bedroom	Rear Balcony & Juliet Balcony	66.7 sq m	718 sq ft
Plot 6	First Floor	2 Bedroom	Rear Balcony & Juliet Balcony	73.3 sq m	789 sq ft
Plot 7	Second Floor	2 Bedroom	Rear Balcony	66.7 sq m	718 sq ft
Plot 8	Second Floor	2 Bedroom	Rear Balcony	73.3 sq m	789 sq ft
Plot 9	Third Floor	3 Bedroom	Rear Balcon	101 sq m	1,087 sq ft

FLAT ONE  
111.4 SQ M / 1,199.3 SQ FT



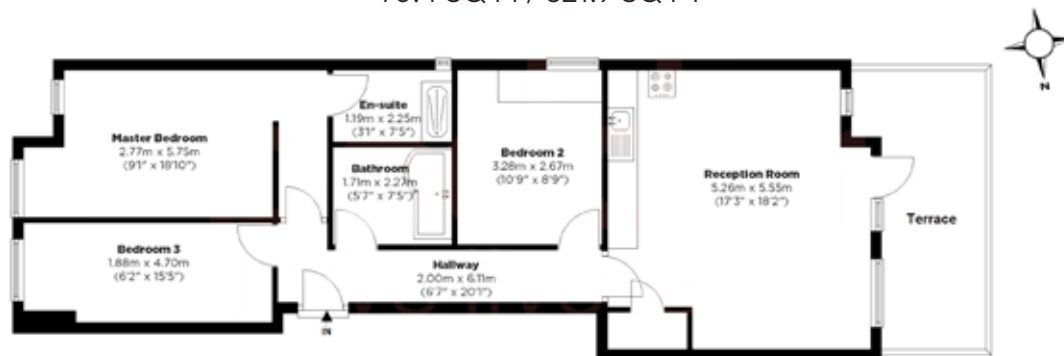
LOWER GROUND FLOOR

FLAT TWO  
73.2 SQ M / 788 SQ FT



LOWER GROUND FLOOR

FLAT THREE  
76.4 SQ M / 821.9 SQ FT



GROUND FLOOR

FLAT FOUR  
65.8 SQ M / 707.8 SQ FT



GROUND FLOOR

FLAT FIVE  
66.7 SQ M / 718.4 SQ FT



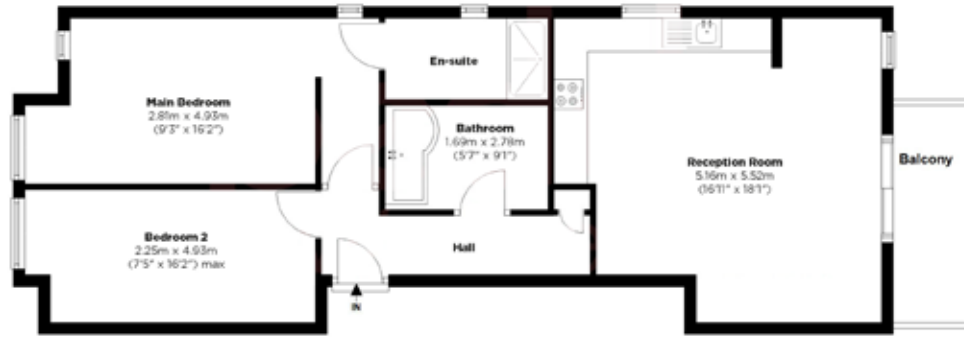
FIRST FLOOR

FLAT SIX  
73.3 SQ M / 789.2 SQ FT



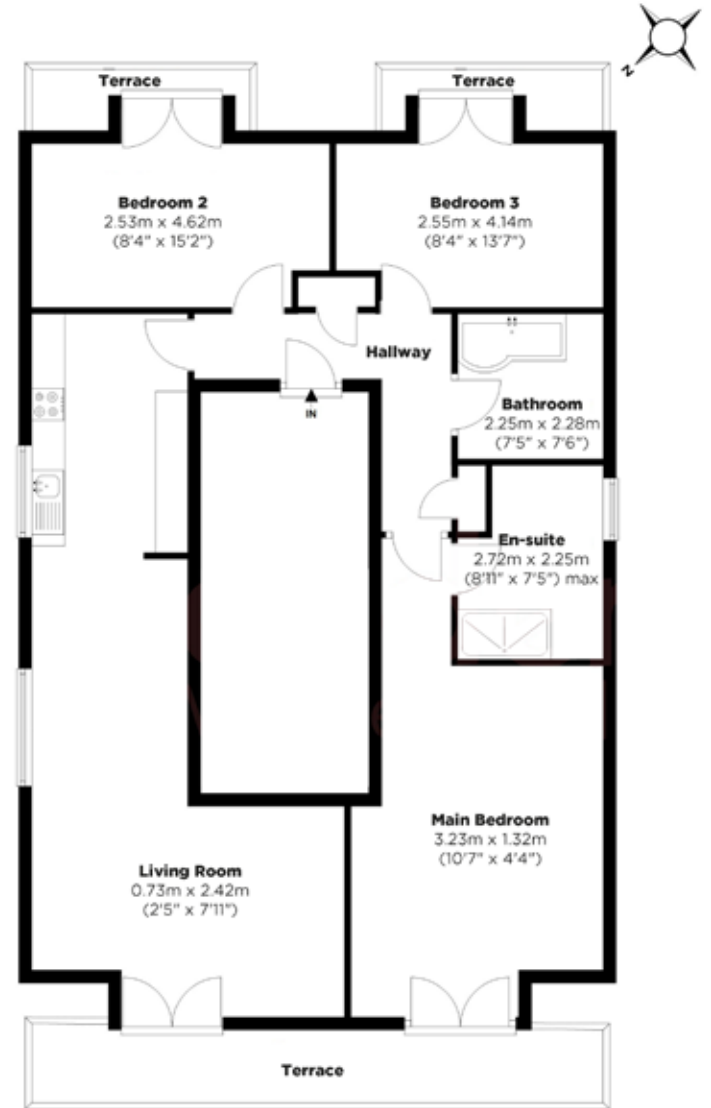
FIRST FLOOR

FLAT SEVEN  
66.7 SQ M / 718.4 SQ FT



SECOND FLOOR

FLAT NINE  
101 SQ M / 1,086 SQ FT



THIRD FLOOR

FLAT EIGHT  
73.3 SQ M / 789.2 SQ FT



SECOND FLOOR

## 77 ALEXANDRA DRIVE SPECIFICATION

These units are designed by Cheeca Interior Design

### KITCHEN & APPLIANCES

Stylish designer Kreider 2 tone 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

Range of Bosch appliances to include;

Bosch induction hob

Bosch electric oven

Bosch microwave

Integrated extractor hood

Integrated Bosch washer/dryer

Integrated Bosch dishwasher

Integrated Beco 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

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

XL Ceramic bath with combined water filler and overflow

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

Designer matt 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

NICEIC/ECA certified

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

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 fibre optic broadband is direct into the property BT

Lounge and bedrooms prewired with Cat5 data network cabling

### WINDOWS DOORS AND SECURITY

Double glazed PVC windows and doors – with 10 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

Bike Store

### 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 Apartments 8 & 9 only

Large private balconies or private terraces 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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