

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**St. Julians Farm Road, West Norwood, SE27 0RS**

**Development Opportunity**

**Two Self Contained Flats**

**No Onward Chain**

**Private Rear Garden**

**In Need Of Refurbishment**

**£875,000 Freehold**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

This fantastic development opportunity located on this very popular residential Road in the heart of West Norwood, the property comprises of two flats, both require works throughout, on the ground floor you will find two bedrooms, kitchen, lounge and a bathroom, with a bonus basement area. The ground floor unit has direct access to the private rear garden. Upstairs you will find a further three bedroom unit with huge potential. Other benefits include gas central heating, part double glazed windows and no onward chain



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

The property requires refurbishment throughout and offers huge development potential subject to planning permission

View Now to avoid disappointment

Freehold

EPC RATING: E



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