

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Hainthorpe Road, West Norwood, SE27 0PH

2 Bedroom Top Floor Flat

Spacious Accommodation

Convenient Location

£1,650 PCM

TO VIEW THIS PROPERTY CALL: 020 8670 9111

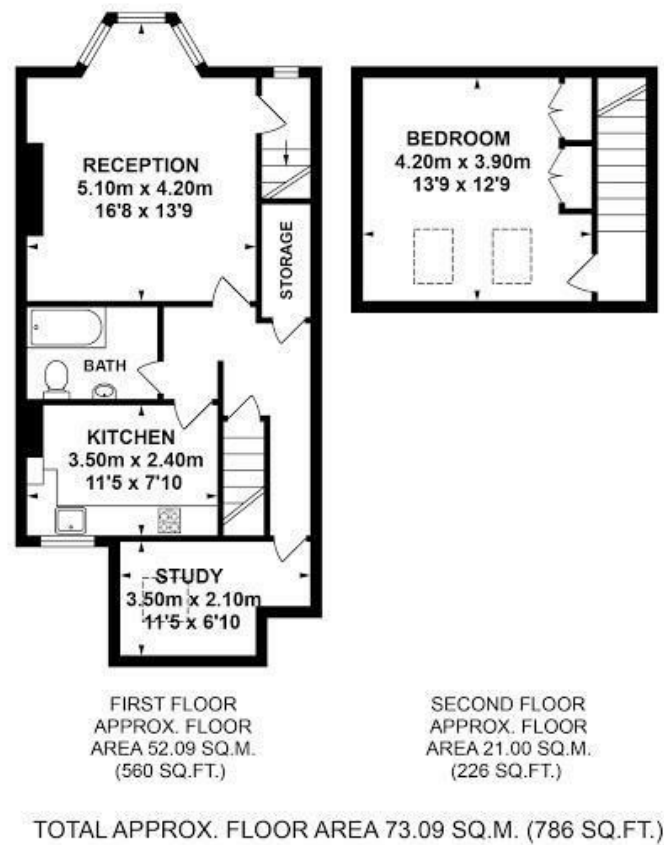
Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

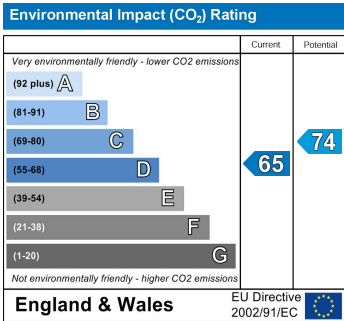
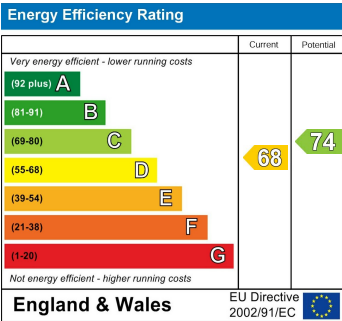
Set within this impressive Victorian property is this two bedroom split level conversion flat. The property offers spacious accommodation and is located on a popular and sought after residential road in West Norwood. The property is conveniently located for rail links at West Norwood station as well as the numerous bus routes and amenities situated along Norwood Road, Knights Hill and Norwood High Street.

Available Now and offered unfurnished

EPC RATING: D
Council Tax Band: C



Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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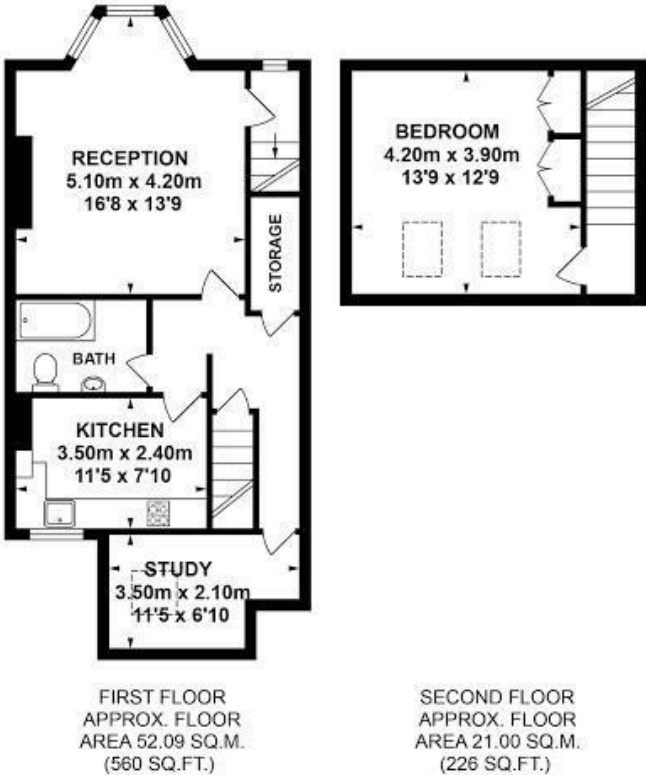
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

Entrance

Entrance via communal front door to hallway. Up stairs to first floor and door to flat.

Hallway

Carpeted. Large storage cupboard. Doors to:



TOTAL APPROX. FLOOR AREA 73.09 SQ.M. (786 SQ.FT.)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
(69-80) C		
(55-68) D		
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Reception

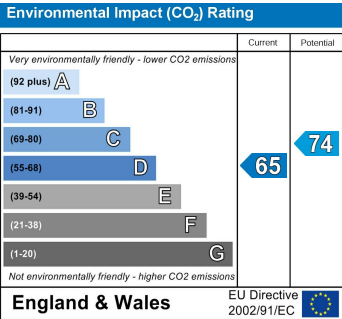
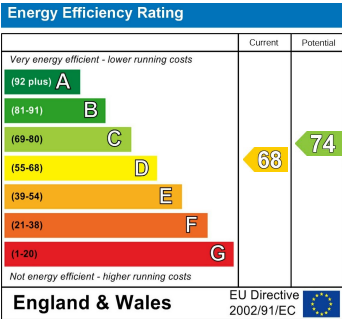
Laminate wood flooring. Radiator. Double glazed window to front bay. Feature fireplace with surround.

Kitchen

Laminate wood flooring. Part tiled walls. Range of floor and wall mounted units with worktop over. Integrated oven, hob & extractor. Washing machine and fridge/freezer to remain. Double glazed window to rear.



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Bathroom

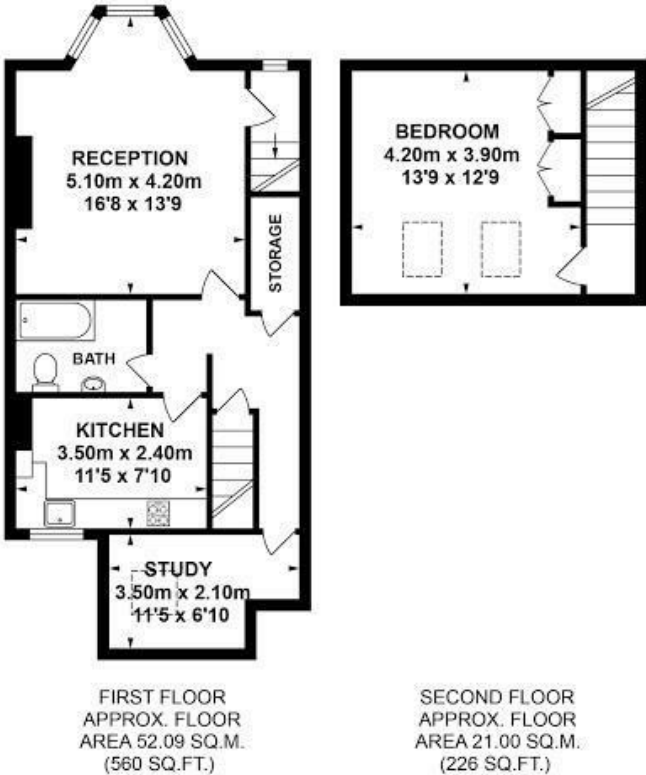
Tiled floor and walls. Panelled bath with mains shower attachment. Low level W.C. Wash hand basin. Obscure double glazed window to side.

Bedroom 2

Laminate wood flooring. Radiator. Velux windows. Built in wardrobes.

Bedroom 1

Laminate wood flooring. Radiator. Velux windows. Built in wardrobe.



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