

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Church Road, London, SE19 2PR**

**Split Level 2 Bedroom Flat**

**Private Rear Garden**

**Popular and Sought After Location**

**Long Lease**

**Chain Free £475,000 Leasehold**

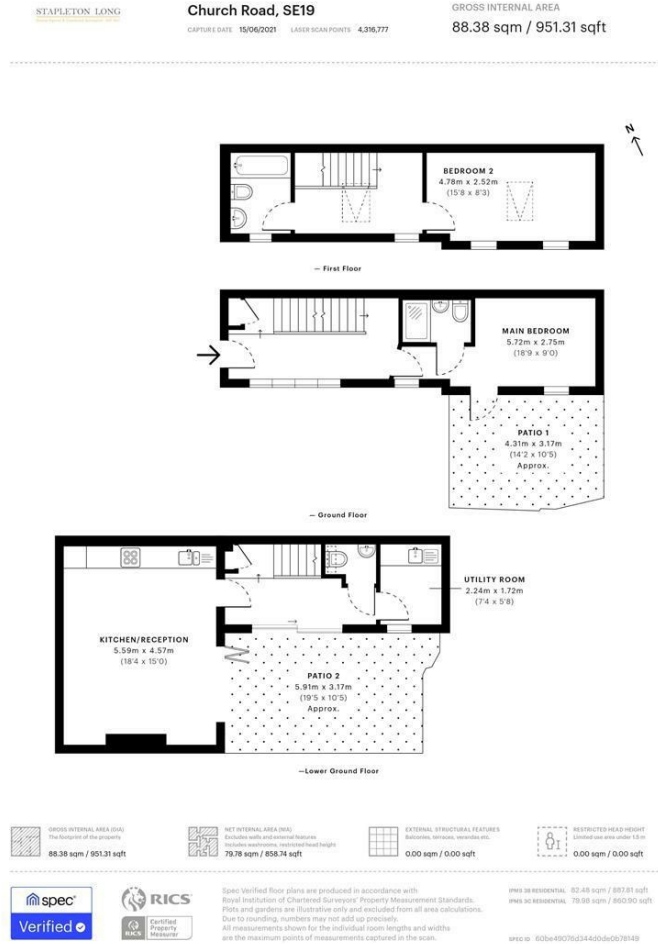
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

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

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

The Bakery is a unique two bedroom split level flat set over three floors. The property boasts spacious accommodation and benefits from a generous master bedroom with en-suite and a private rear garden.

The property is located within the ever popular Crystal Palace Triangle, moments away from a range of shops, restaurants and bars. Crystal Palace and Gipsy Hill mainline stations are within close proximity and the open space of Crystal Palace Park and sports centre is nearby.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

View now to avoid disappointment

EPC RATING: B

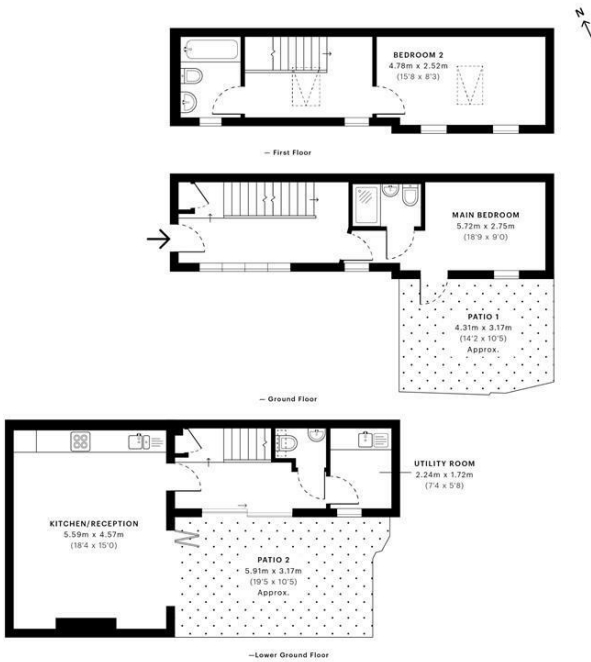
STAPLETON LONG

Church Road, SE19

CAPTURE DATE: 15/06/2021 LASER SCAN POINTS: 4,316,777

GROSS INTERNAL AREA

88.38 sqm / 951.31 sqft



<b>GROSS INTERNAL AREA (GIA)</b> The floor-to-floor area of the property	<b>NET INTERNAL AREA (NIA)</b> Excludes walls and external features Includes enclosures, non-structural heights	<b>EXTERNAL STRUCTURAL FEATURES</b> Balconies, terraces, verandas etc.	<b>RESTRICTED HEAD HEIGHT</b> Standard use area under 1.5m
88.38 sqm / 951.31 sqft	79.78 sqm / 858.74 sqft	0.00 sqm / 0.00 sqft	0.00 sqm / 0.00 sqft



Space Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

AREA MEASUREMENT: 82.48 sqm / 887.81 sqft  
AREA AS REPRESENTED: 79.98 sqm / 860.90 sqft  
SPEC ID: 602b4907623440d6d076149

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