

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Dalton Street, West Norwood, SE27 9HS**

**First Floor Flat**

**One Bedroom**

**Convenient Location**

**£1,325 Per Month**

**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)

We are pleased to offer to the market this one bedroom first floor flat. The property is conveniently located for the shops, eateries and excellent transport links situated on Norwood Road, including West Norwood and Tulse Hill Stations. Interest is expected to be high, so call today to avoid disappointment!

EPC RATING: C

COUNCIL TAX BAND: C

### Dalton Street, SE27

Approximate Gross Internal Area = 47.0 sq m / 506 sq ft

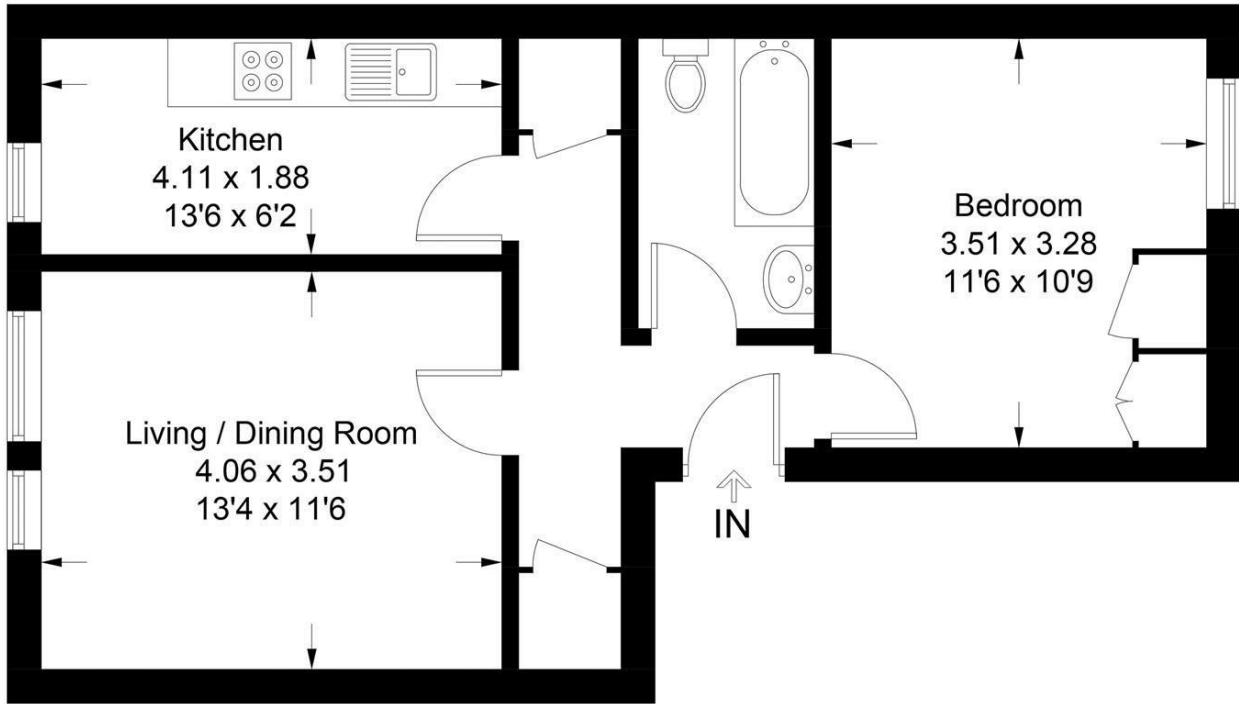


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1265277)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	69	73

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
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(1-20) <b>G</b>			
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<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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.

Reception 13'3" x 11'4" (4.04 x 3.45)

Bedroom 11'7" x 11'2" (3.53 x 3.40)

Kitchen 13'6" x 6'2" (4.11 x 1.88)

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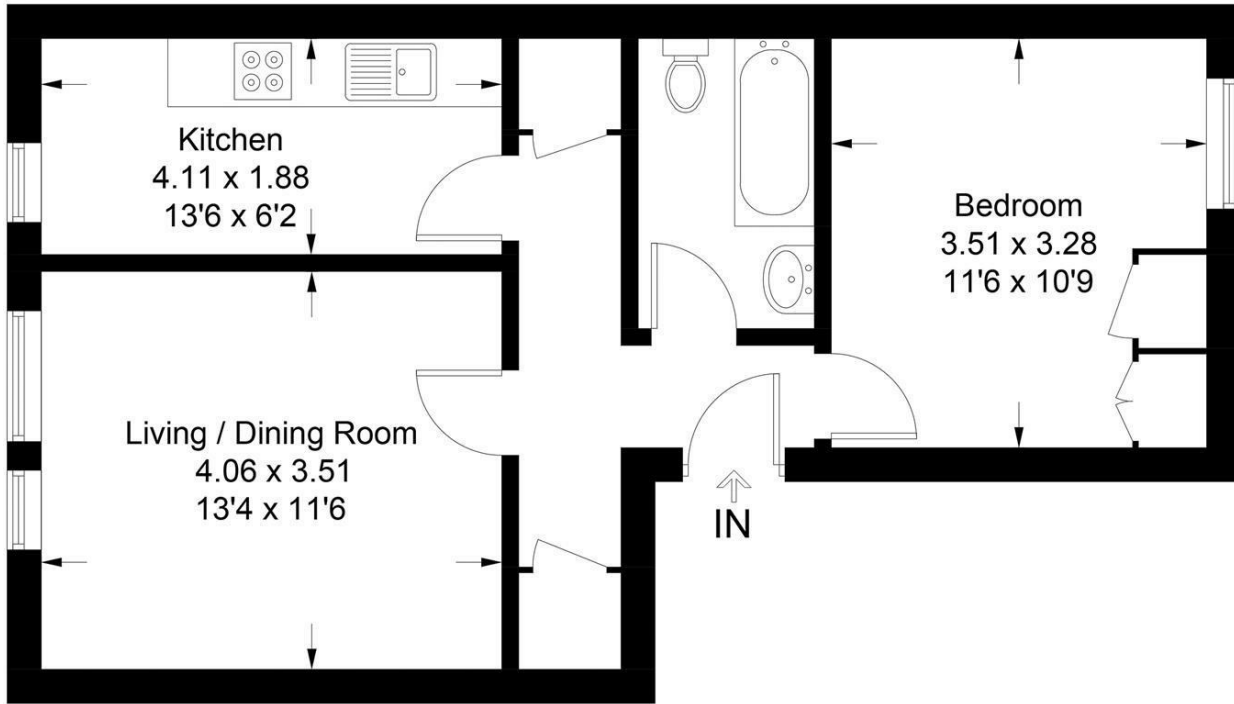
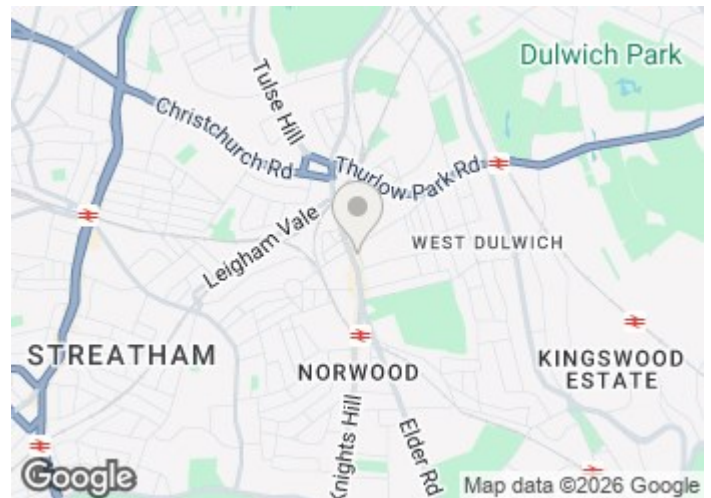


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England & Wales	EU Directive 2002/91/EC

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