

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Tylney Avenue, London, SE19 1LW

Two Double Bedrooms

21' Lounge

Prime Location

No Onward Chain

851 sq ft

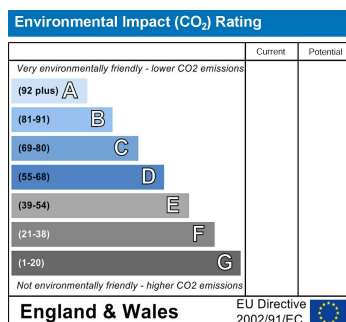
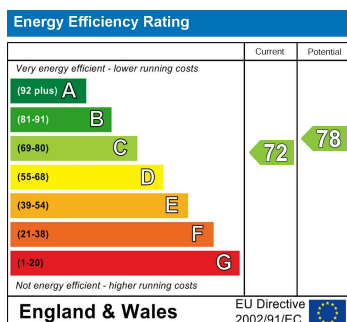
£450,000 Leasehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

View now to avoid disappointment



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.

EPC Rating: C
Council Tax Band: Southwark C



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BEDROOM 2

3.83m x 3.81m

(12'7" x 12'6")

MAIN BEDROOM

3.98m x 3.46m

(13'1" x 11'4")

KITCHEN

3.09m x 2.81m

(10'2" x 9'3")

RECEPTION

6.58m x 4.05m

(21'7" x 13'3")

Third Floor

GROSS INTERNAL AREA (GIA)

The footprint of the property

79.12 sqm / 851.64 sqft

NET INTERNAL AREA (NIA)

Excludes walls and external features

Includes swimming pools, restricted height

74.37 sqm / 800.51 sqft

EXTERNAL STRUCTURAL FEATURES

Balconies, terraces, etc.

0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT

Excluded area under 1.5m

0.00 sqm / 0.00 sqft

spec

Verified

RICS

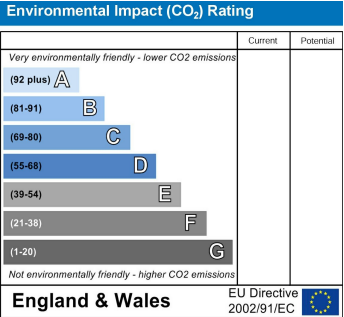
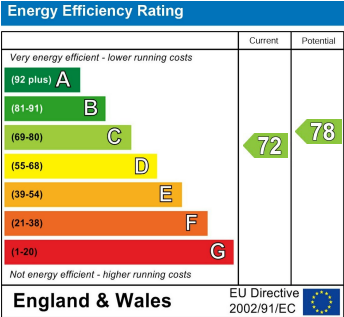
Certified Property Measurement

Specified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens 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 on the scan.

area measurement: 80.44 sqm / 865.85 sqft

area as measured: 79.12 sqm / 851.90 sqft

spec id: 6051045932752d3b9f64a



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