

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Oak Grove Road, Penge, SE20 7RQ**

**Three Bedrooms  
Well Presented  
No Onward Chain**

**£550,000 Freehold**

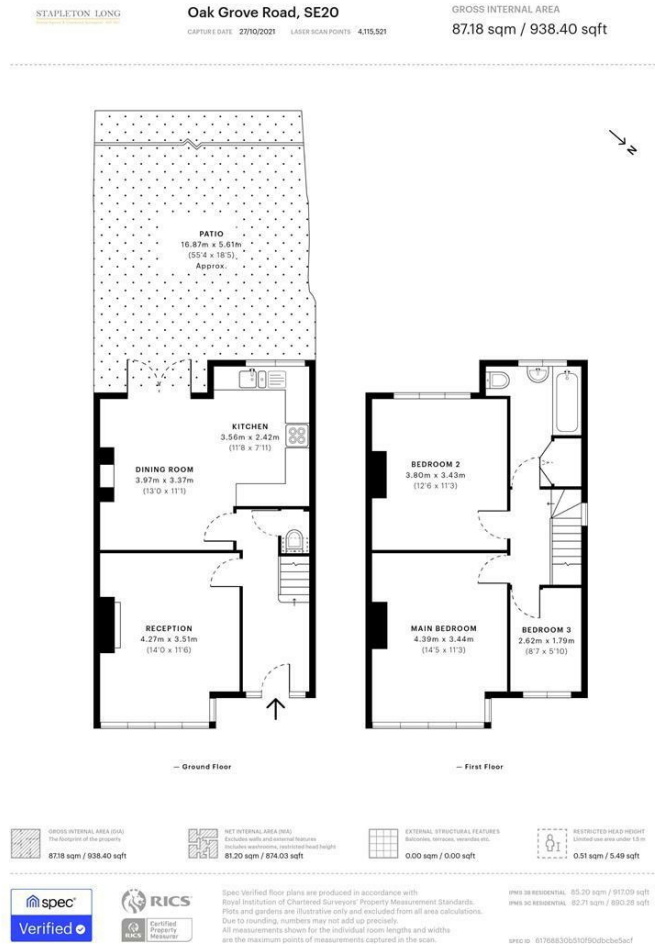
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

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

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

This fantastic semi detached house located on a quite residential road with easy access to Birkbeck Train Station and various local amenities, comprising of entrance hall, reception room, kitchen diner, three bedrooms and a family bathroom. Other benefits include gas central heating, double glazed windows and private rear garden

View now to avoid disappointment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(21-38) F			
(1-20) G			
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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<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.

Offered with no onward chain

EPC RATING: D

COUNCIL TAX BAND: D

STAPLETON LONG Oak Grove Road, SE20 GROSS INTERNAL AREA  
CAPTURE DATE: 22/10/2021 LASER SCAN POINTS: 415,321 87.18 sqm / 938.40 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property: 87.18 sqm / 938.40 sqft  
 NET INTERNAL AREA (NIA) Excludes walls and external features. Includes mezzanine, suspended heights: 81.20 sqm / 874.03 sqft  
 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.: 0.00 sqm / 0.00 sqft  
 RESTRICTED HEAD HEIGHT Limited use area under 1.5m: 0.51 sqm / 5.48 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. IPMS 1 RESIDENTIAL: 85.20 sqm / 917.09 sqft IPMS 2 RESIDENTIAL: 82.71 sqm / 890.28 sqft sonic id: 017688305010950cbcb5e4f

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