

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Park Hall Road, London, SE21 8DW**

**First Floor Conversion Flat**

**Two Bedrooms**

**Communal Rear Garden**

**£399,999**

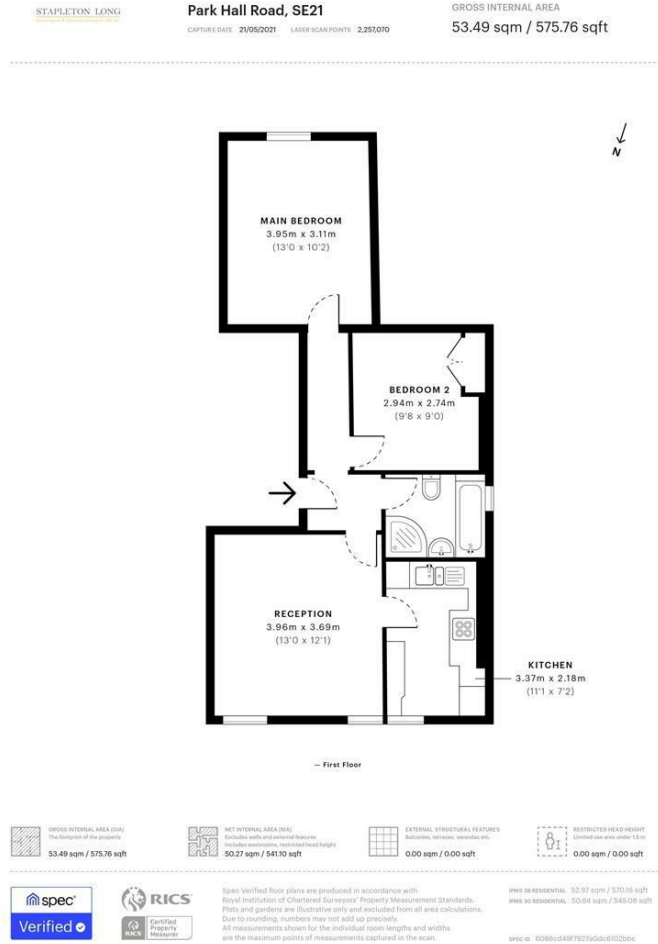
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

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

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

This fantastic first floor share of freehold conversion flat located on the ever popular Park Hall Road, comprising of entrance hall, reception room, fitted kitchen, four piece bathroom and two bedrooms. Other benefits include gas central heating, part double glazed windows and a well maintained communal rear garden.

Situated within easy reach of all the local amenities and walking distance of West Dulwich Station



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
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: C

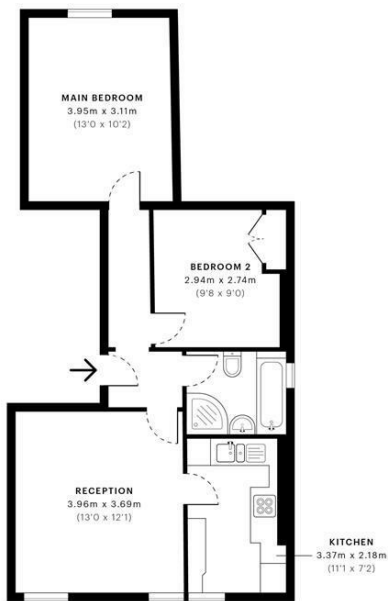
STAPLETON LONG

Park Hall Road, SE21

CAPTURE DATE: 21/05/2021 LASER SCAN POINTS: 2,257,070

GROSS INTERNAL AREA

53.49 sqm / 575.76 sqft



— First Floor

GROSS INTERNAL AREA (GIA) The floor-to-floor area of the property 53.49 sqm / 575.76 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes extensions, non-enclosed balconies 50.27 sqm / 541.10 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT 1. Standard use area under 1.5m 2. Standard use area under 2.0m 0.00 sqm / 0.00 sqft
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Space Verified 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: 52.97 sqm / 570.59 sqft  
AREA TO BE MEASURED: 50.54 sqm / 545.05 sqft

SPIC ID: 6086c0487975745d6d1028dc

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