

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Thurlow Park Road, London, SE21 8JP

**Development Opportunity
Planning Permission Granted**

Freehold

Vacant Possession

£1,000,000

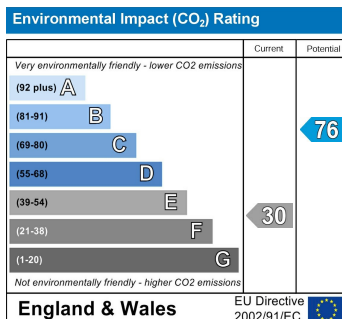
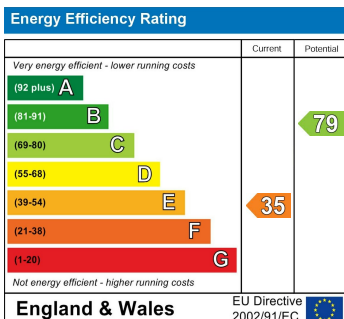
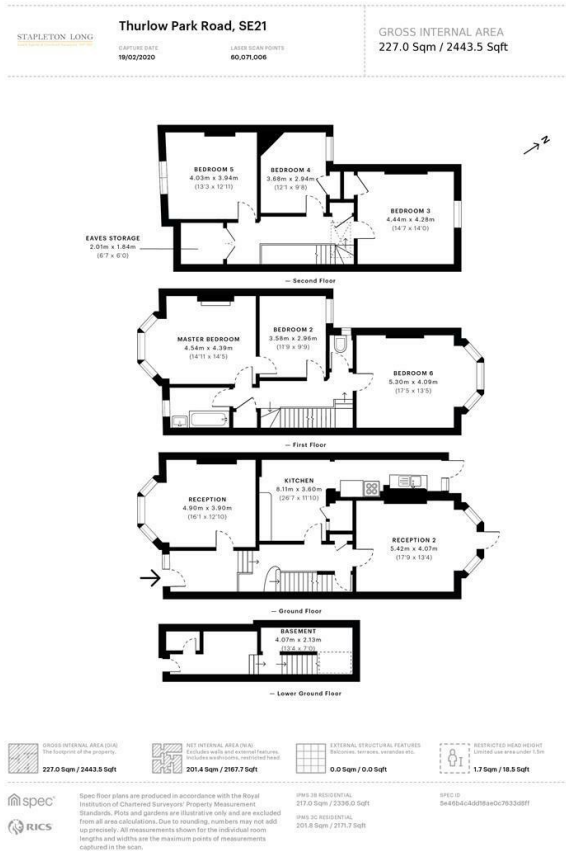
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

An impressive Victorian 4 Storey Villa that has been granted planning permission to convert into 4 thoughtfully designed apartments. There is also a garage to the rear with separate access and potential to create accommodation subject to planning permission.

The Conversion will create an impressive split level large 3 bedroom family garden apartment, a One Bedroom lower ground floor apartment with a private courtyard and two light and generously proportioned

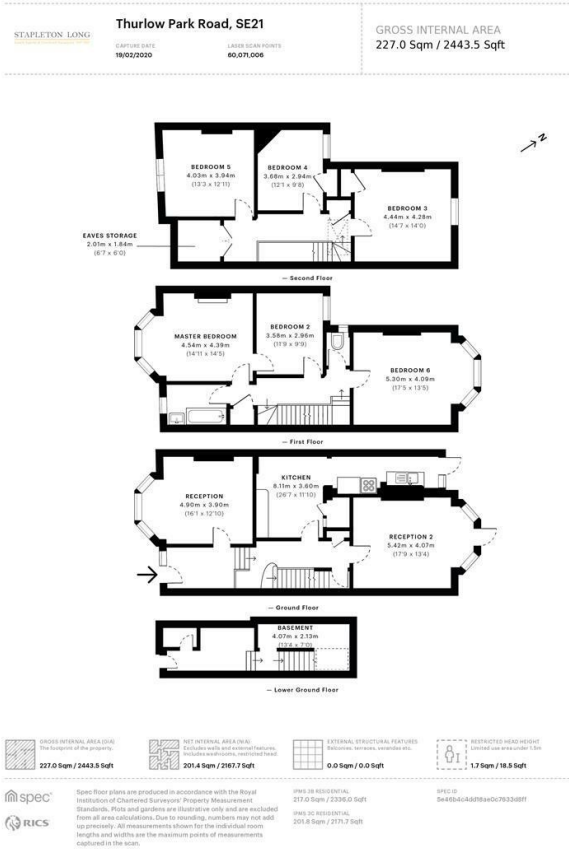


Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

apartments on the first and second floor that will have 2 reception rooms and one bedroom. Located within easy reach of Tulse Hill Train Station.

View today to avoid disappointment

EPC RATING: F



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	79
(1-20) G	35
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	76
(1-20) G	30
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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