

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Knights Hill, London, SE27 0HY**

**Two Bedroom Flat  
Well Presented  
Private 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)

We are pleased to offer this first floor newly decorated flat located in prime location for all the local amenities with West Norwood Train Station a short walk away, comprising of entrance hall, reception room, separate fitted kitchen, two bedrooms, and a three piece bathroom. Other benefits include gas central heating, double glazed windows and private rear garden with access from steps down from the hallway.

Offered with no onward chain, view now to avoid disappointment



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>			
(39-54) <b>E</b>			
(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.

# EPC RATING: D

STAPLETON LONG

Knights Hill, SE27

CAPTURE DATE: 02/10/2020 LASER SCAN POINTS: 28,304,320

GROSS INTERNAL AREA

54.99 sqm / 591.91 sqft



GROSS INTERNAL AREA (GIA) The floor-to-floor area of the property. 54.99 sqm / 591.91 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features. Includes windows, restricted height. 31.60 sqm / 340.42 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Standard use area under 1.5m. 0.00 sqm / 0.00 sqft
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Spec 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.

IPMS measurement: 33.17 sqm / 356.84 sqft  
IPMS 200 measurement: 52.87 sqm / 570.09 sqft  
IPMS 300 measurement: 54.99 sqm / 591.91 sqft

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