

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Priores Road, London, SE27 0NW**

**Mid Terraced House**

**Three Bedrooms**

**Private Rear Garden**

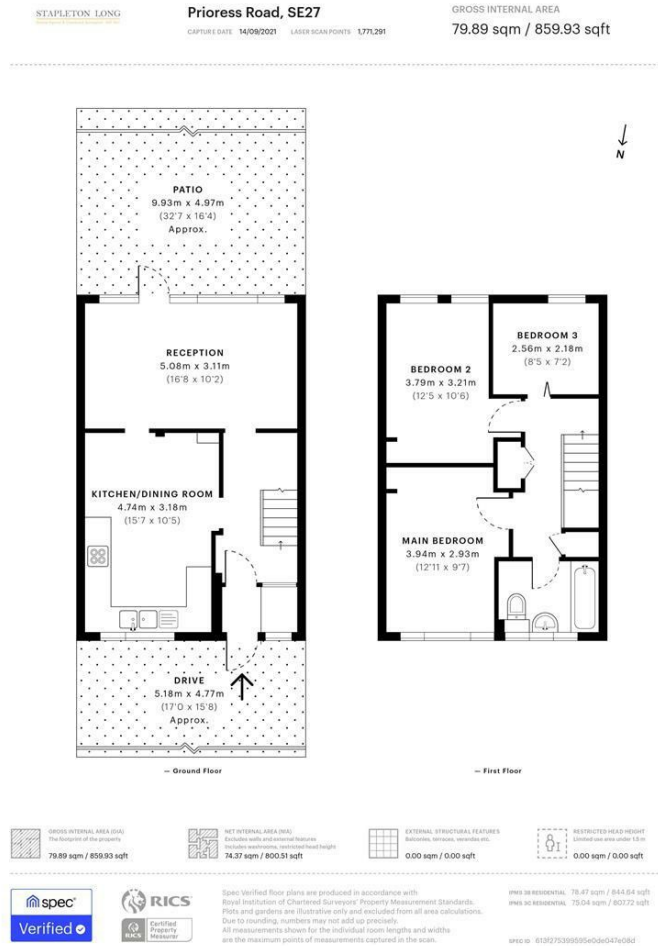
**£550,000 Freehold**

**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 mid terraced house located in prime location for West Norwood Train Station, West Norwood Health and Leisure Centre, Julian's Primary School and the ever popular High Street with its various shops, bars and restaurant's, the property comprises of a porch area, entrance hall, fitted kitchen and a separate reception room. Upstairs you will find three bedrooms and a family bathroom. Other benefits include gas central heating, double glazed windows, off street parking and a private rear garden



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.

The property demands your full attention, view now to avoid disappointment

EPC RATING C

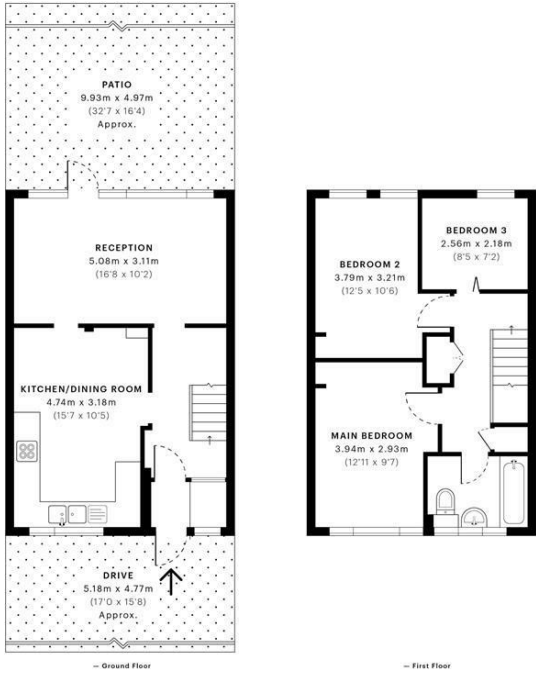
STAPLETON LONG

Priores Road, SE27

GROSS INTERNAL AREA

79.89 sqm / 859.93 sqft

CAPTURE DATE: 14/09/2021 LASER SCAN POINTS: 1371,291



GROSS INTERNAL AREA (GIA) The floor-to-ceiling area of the property 79.89 sqm / 859.93 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes mezzanine, restricted height 74.37 sqm / 800.51 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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Speci 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 in the scan.

IPMS 3 MEASUREMENT: 78.47 sqm / 844.64 sqft  
IPMS 2 MEASUREMENT: 73.04 sqm / 783.72 sqft  
IPMS ID: 01397933999560360476080

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