

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Cedar Tree Grove, London, SE27 0QD

**Ground Floor Flat
Two Double Bedrooms
No Onward Chain**

£289,995 Leasehold

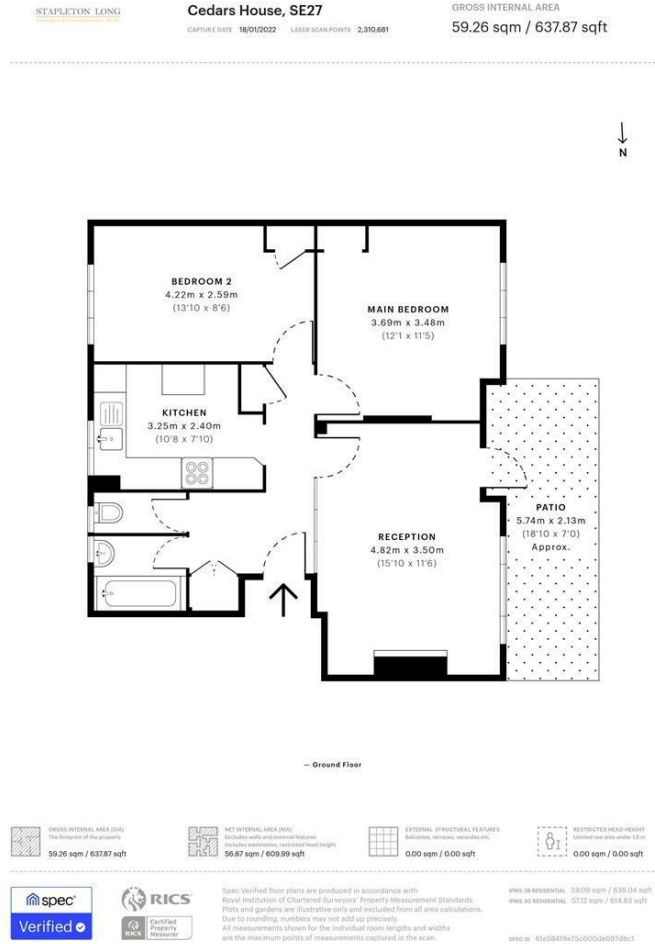
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This ground floor flat in need of updating, located within easy reach of Crown Point with its various bus routes and many amenities. The property comprises of entrance hall, lounge, kitchen, two double bedrooms and a bathroom. Other benefits include gas central heating, double glazed windows and private balcony

Offered with no onward chain, view now to avoid disappointment



| Energy Efficiency Rating | | Current | 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 | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | 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 | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | 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.

View Now!

EPC RATING: C

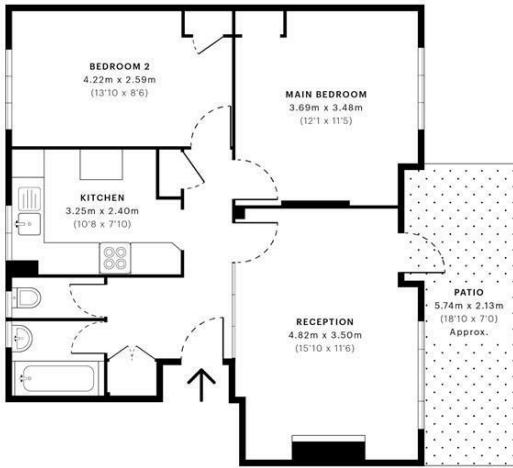
STAPLETON LONG

Cedars House, SE27

CAPTURE DATE: 18/01/2022 LASER SCAN POINTS: 2,310,681

GROSS INTERNAL AREA

59.26 sqm / 637.87 sqft



— Ground Floor

| | | | |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| GROSS INTERNAL AREA (GIA) The floor to ceiling height of the property 59.26 sqm / 637.87 sqft | NET INTERNAL AREA (NIA) Excludes walls and external features Includes extensions, restricted height 56.67 sqm / 609.99 sqft | EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft | RESTRICTED HEIGHT Standard use area under 1.5m 0.00 sqm / 0.00 sqft |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|



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 in the scan.

IPMS 3B assessment: 59.09 sqm / 636.04 sqft
IPMS 3C assessment: 57.32 sqm / 614.83 sqft
RICS ID: 67458318475000908706c1

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