

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Robson Road, London, SE27 9LB**

**Mid Terraced House  
Two Bedrooms  
In need of Modernisation**

**£499,995**

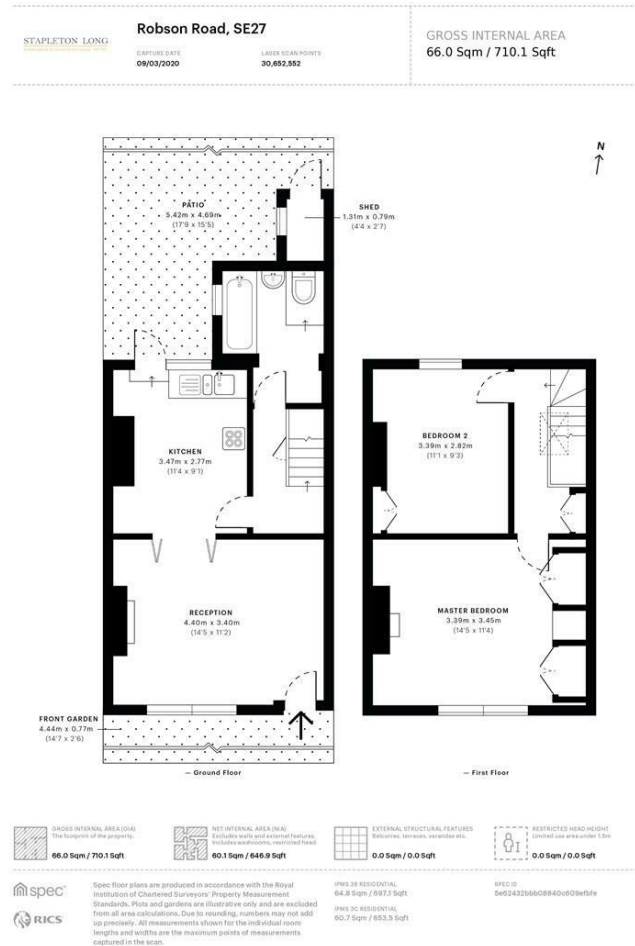
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

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

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

A fantastic opportunity to purchase this mid-terraced house in prime location for both West Norwood and Tulse Hill train stations and the ever popular West Norwood High Street. The property comprises of reception room, kitchen, ground floor bathroom and two double bedrooms. other benefits include gas central heating and private rear garden.

The property requires updating and is offered with no onward chain



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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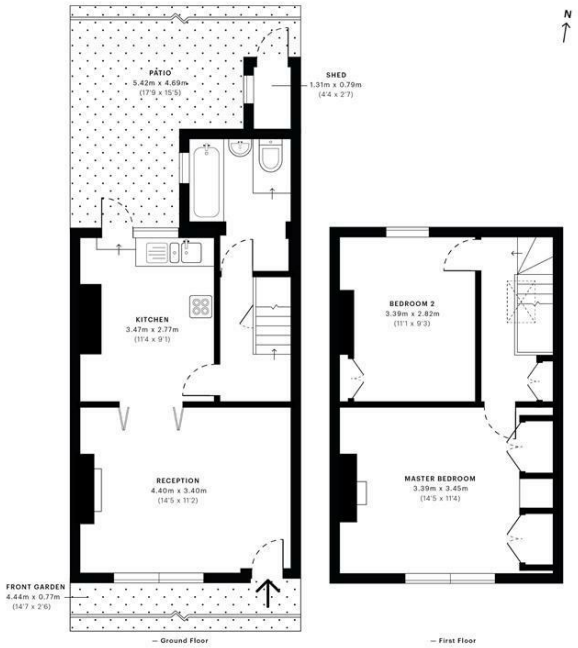


Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have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

View now to avoid disappointment

EPC RATING: E

STAPLETON LONG  
**Robson Road, SE27**  
 CAPTURE DATE: 09/03/2020  
 LASER SCAN POINTS: 30,652,552  
 GROSS INTERNAL AREA: 66.0 Sqm / 710.1 Sqft



**GROSS INTERNAL AREA** (The footprint of the property): 66.0 Sqm / 710.1 Sqft  
**NET INTERNAL AREA** (Excludes baths and external features, includes external areas, restricted head): 60.1 Sqm / 646.9 Sqft  
**EXTERNAL STRUCTURAL FEATURES** (Balconies, terraces, verandas etc.): 0.0 Sqm / 0.0 Sqft  
**RESTRICTED HEAD HEIGHT** (Limited use area under 1.5m): 0.0 Sqm / 0.0 Sqft

spec®  
 RICS  
 \*Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are 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.  
 IWS 28 RESIDENTIAL: 64.8 Sqm / 697.2 Sqft  
 IWS 30 RESIDENTIAL: 60.7 Sqm / 653.5 Sqft  
 SPEC ID: Se02a232ab088400d0507e16

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