

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Friar Mews, London, SE27 0PU

One Bedroom Flat

Newly renovated

No Onward Chain

£269,500

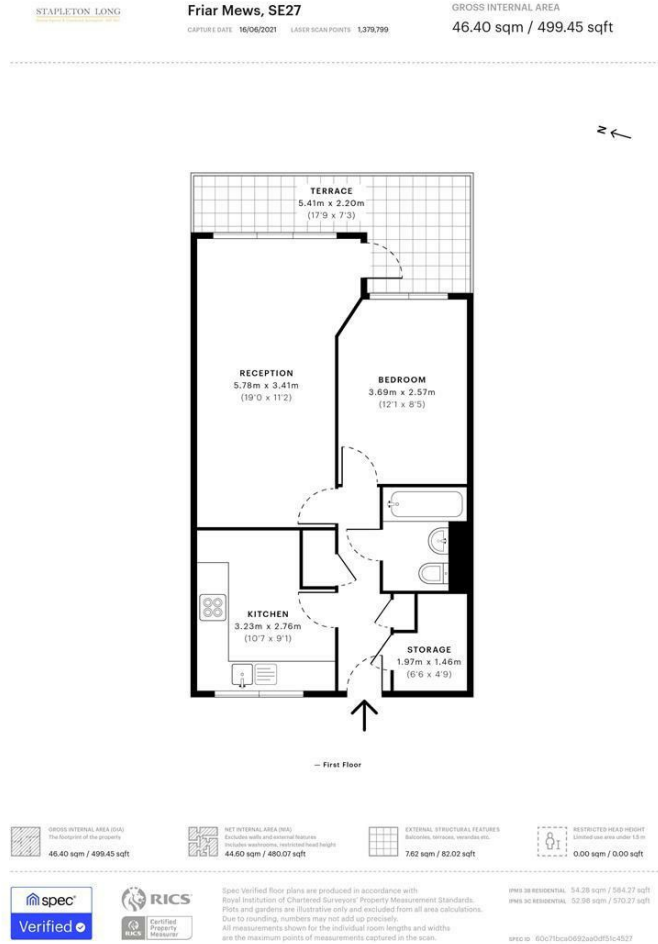
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This newly renovated flat located in prime location for West Norwood Train Station and the vast array of shops, bars and restaurants, comprising of entrance hall with storage cupboards, lounge with a private balcony, one bedroom, fitted kitchen and a three piece bathroom.

Other benefits include double glazed windows, gas central heating and no onward chain



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			
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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: D

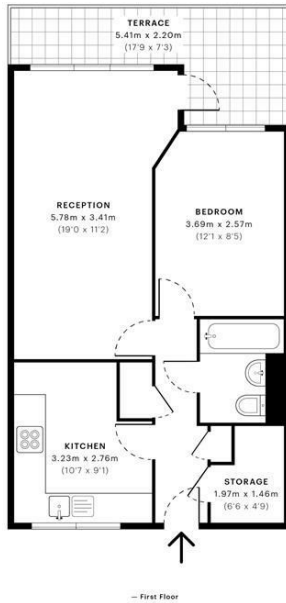
STAPLETON LONG

Friar Mews, SE27

CAPTURE DATE: 16/06/2021 LASER SCAN POINTS: 1,378,799

GROSS INTERNAL AREA

46.40 sqm / 499.45 sqft



GROSS INTERNAL AREA (GIA) The floor area of the property 46.40 sqm / 499.45 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes balconies, terraces and steps 44.60 sqm / 480.07 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 7.62 sqm / 82.02 sqft	RESTRICTED HEAD HEIGHT 1. Standard use area under 1.5m 2. Standard use area under 2.0m 0.00 sqm / 0.00 sqft
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Space Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas 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: 54.29 sqm / 584.27 sqft

IPMS 2 MEASUREMENT: 52.98 sqm / 570.27 sqft

SPIC ID: 60c7b0cc0592a0d0ff514827

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