

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Tylney Avenue, London, SE19 1LW

Two Double Bedrooms

21' Lounge

Prime Location

No Onward Chain

851 sq ft

£450,000 Leasehold

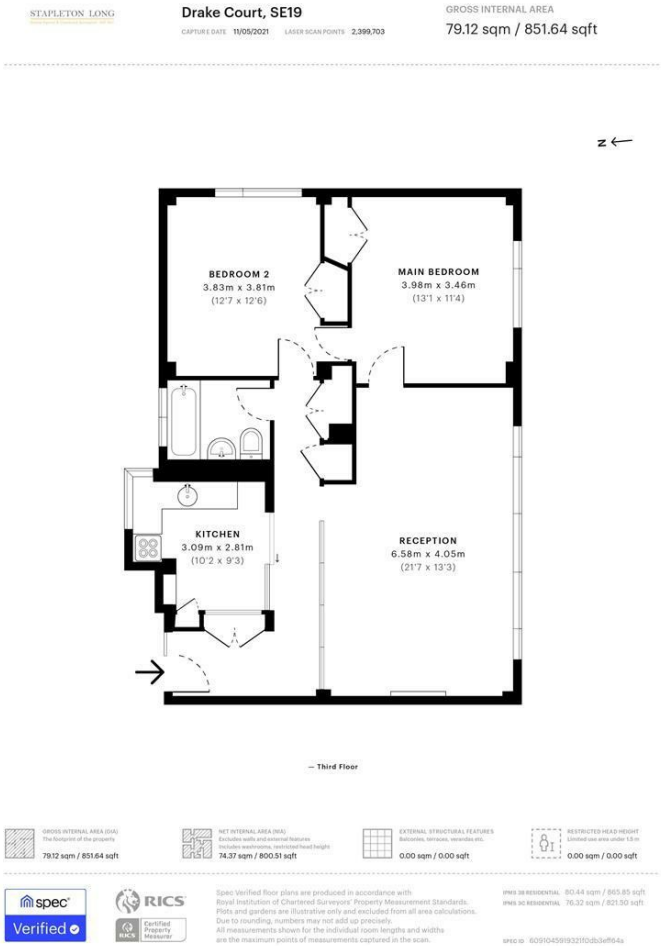
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic 851sqft spacious third floor flat located within this popular building in prime location, with easy access to Crystal Palace, Sydenham Hill and Gipsy Hill. The property comprises of entrance hall, 21ft Lounge, kitchen, bathroom and two double bedrooms. Other benefits include gas central heating, garage and no onward chain.

View now to avoid disappointment



EPC Rating: C
Council Tax Band: Southwark C



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BEDROOM 2

3.83m x 3.81m

(12'7" x 12'6")

MAIN BEDROOM

3.98m x 3.46m

(13'1" x 11'4")

KITCHEN

3.09m x 2.81m

(10'2" x 9'3")

RECEPTION

6.58m x 4.05m

(21'7" x 13'3")

→

— Third Floor

NET INTERNAL AREA (GIA)

The footprint of the property

79.12 sqm / 851.64 sqft

NET INTERNAL AREA (NIA)

Excludes walls and external features

Includes extensions, restricted head height

74.37 sqm / 800.51 sqft

EXTERNAL STRUCTURAL FEATURES

Balconies, terraces, verandas etc.

0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT

Excluded area under 1.5m

0.00 sqm / 0.00 sqft

spec

Verified

RICS

Certified Property Measurement

Specified 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.

area measurement: 80.44 sqm / 865.85 sqft

area as measured: 76.32 sqm / 821.90 sqft

spec id: 605104058932750d3b9f64a

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	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	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.