

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Lancaster Avenue, London, SE27 9HU

Purpose Built Apartment

One Bedroom

No Onward Chain

£309,995 Leasehold

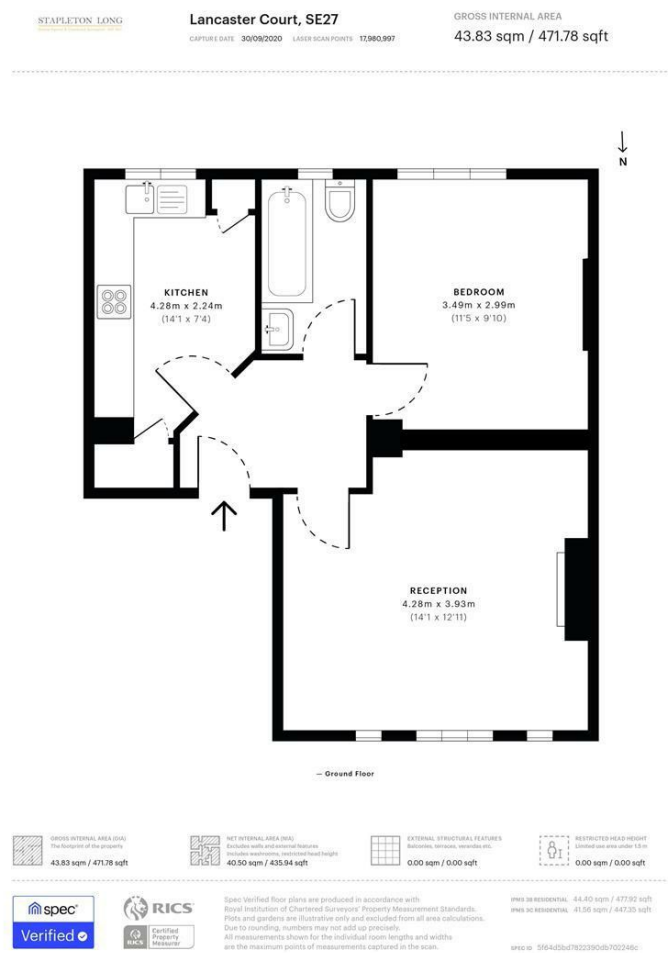
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This spacious and well presented ground floor apartment located in the heart of West Norwood with easy access to both West Norwood and Tulse Hill Train Stations and the ever popular High Street. Comprising of entrance hall, one double bedroom, fitted kitchen, separate reception room and a three piece bathroom. Other benefits include gas central heating, double glazed windows and no onward chain.

Interest is expected to be high so call now to arrange your viewing.



GROSS INTERNAL AREA (GIA)

43.83 sqm / 471.78 sqft

NET INTERNAL AREA (NIA)

40.50 sqm / 435.94 sqft

EXTERNAL STRUCTURAL FEATURES

0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT

0.00 sqm / 0.00 sqft

spec

Verified

RICS

Certified Property Measurement

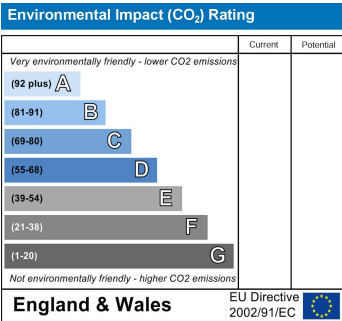
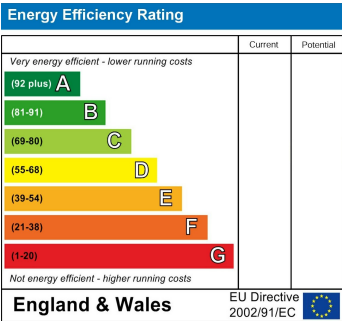
Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

SPS 36: INTERNAL 44.80 sqm / 477.92 sqft

SPS 36: EXTERNAL 41.50 sqm / 447.35 sqft

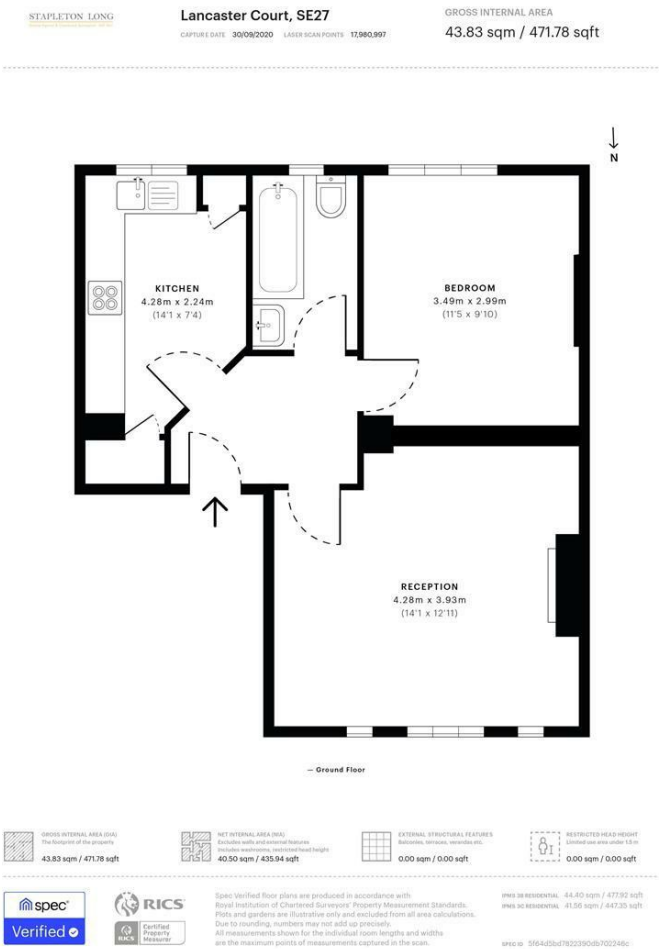
SPS 36: RESTRICTED HEAD HEIGHT 0.00 sqm / 0.00 sqft

SPS 36: 1054/2016/16/2020/006/7023460



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.

EPC RATING: D



GROSS INTERNAL AREA (GIA)
The floor area of the property
43.83 sqm / 471.78 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanines, suspended heights
40.50 sqm / 435.94 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Measured over area under 1.5m
0.00 sqm / 0.00 sqft

spec
Verified

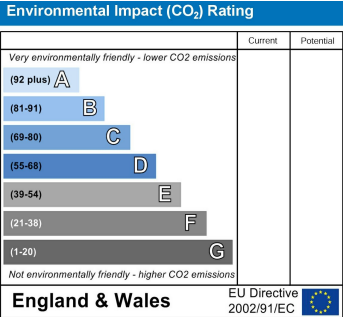
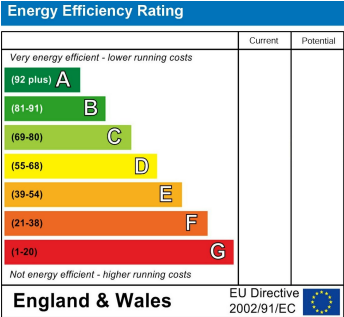
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area measurement: 44.80 sqm / 477.92 sqft

area as measured: 41.55 sqm / 447.35 sqft

SPIC id: 556425ba78233905b102348c



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