

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Tivoli Road, West Norwood, SE27 0ED

**Two Bedroom House
Newly Decorated Throughout
Convenient Location
Two Reception Rooms
£2,150 PCM**

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

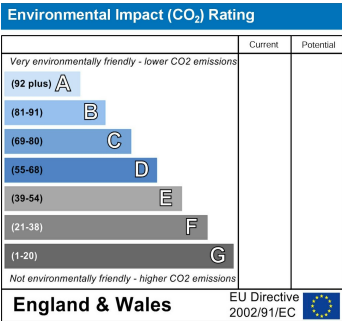
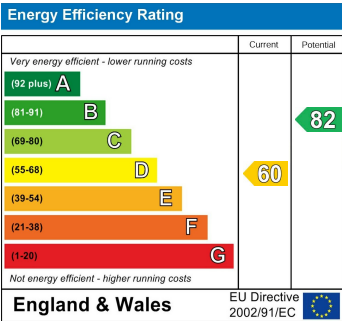
We are pleased to offer to the market this two double bedroom Victorian house. The property is presented to a good standard, and comprises off entrance hall, two reception rooms, kitchen, family bathroom and two double bedrooms. The house is conveniently located for the shops, eateries and excellent transport links, with West Norwood British Rail station and the bus garage being a short distance away.

The property is offered unfurnished and available early June

[View now to avoid disappointment](#)

Council Tax Band: D

EPC Rating: D



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.

Reception 13'21" x 10'88" (4.50 x 5.28)

Bedroom 15'02" x 9'66" (4.62 x 4.42)

Bedroom 13'09" x 11'60" (4.19 x 4.88)

Bedroom 11'36" x 10'17" (4.27 x 3.48)

KITCHEN 9'7" x 8'5" (2.92 x 2.57)

DINING ROOM 13'2" x 10'9" (4.01 x 3.28)

LIVING ROOM 13'5" x 10'2" (4.09 x 3.09)

BATHROOM 9'7" x 8'6" (2.92 x 2.59)

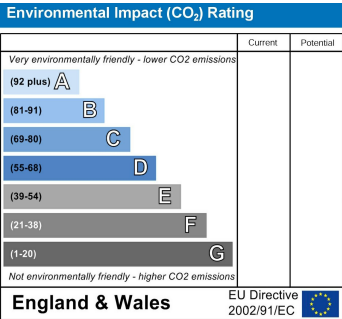
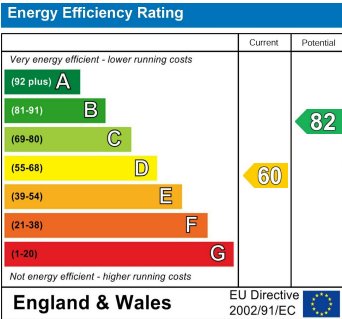
BEDROOM 2 11'3" x 10'1" (3.43 x 3.07)

BEDROOM 1 13'1" x 11'7" (3.99 x 3.52)



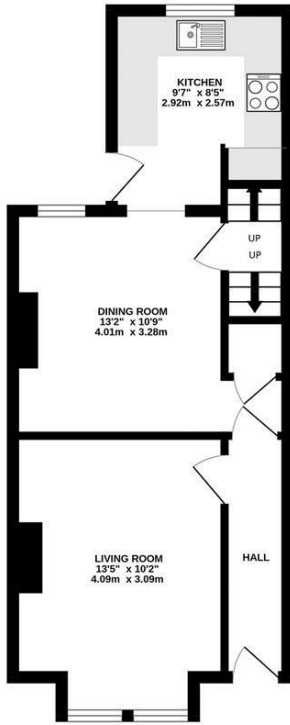
TOTAL FLOOR AREA: 752 sq. ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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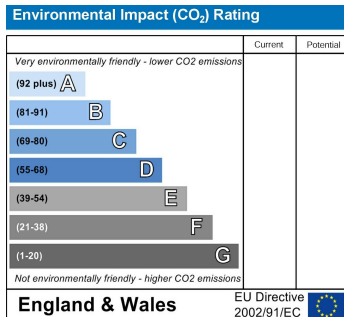
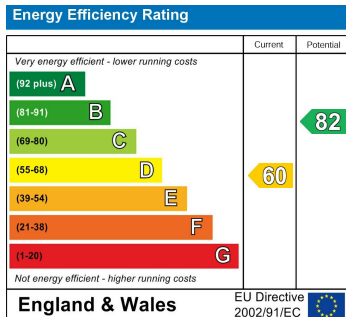
GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



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