STAPLETON LONG

Estate Agents & Chartered Surveyors EST 1907

Woodcote Place, London, SE27 0UE

Mid Terraced House

Three Bedrooms

Cul-de-sac Location

£450,000

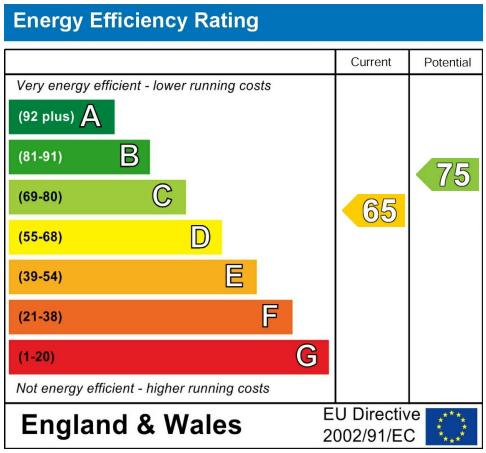
TO VIEW THIS PROPERTY CALL: 020 8670 9111

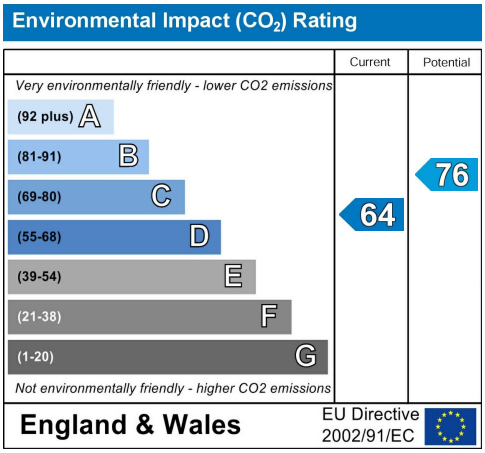
Email: norwood.sales@stapletonlong.co.uk www.stapletonlong.co.uk

A fantastic opportunity to purchase this mid terraced house located within in a cul-de-sac situated in a a convenient location in West Norwood. Comprising of entrance hall, cloak room, fitted kitchen, 19' lounge with access to the private rear garden, upstairs benefits include three bedrooms and a family bathroom.

View now to avoid disappointment

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.

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Woodcote Place, SE27

CAPTURE DATE 17/09/2020 LASER SCAN POINTS 36,088,259

GROSS INTERNAL AREA

85.90 sqm / 924.62 sqft

— Ground Floor

— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
85.90 sqm / 924.62 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
80.07 sqm / 861.87 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft

spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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.

IPMS 3B RESIDENTIAL 82.97 sqm / 893.08 sqft
IPMS 3C RESIDENTIAL 80.26 sqm / 863.91 sqft

SPEC ID 5f58a81dfc91ba0db27d4fbd