

# 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  
£2,000 Per Month**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

We are pleased to offer to the market this two double bedroom Victorian house. The property has been newly decorated throughout and benefits from new carpets (to be fitted) and new laminate flooring. 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 July

View now to avoid disappointment

Council Tax Band: D

EPC RATING:



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

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| Energy Efficiency Rating                           |                         | Current | Potential |
|--|-------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |         |           |
| (92 plus) <b>A</b>                                 |                         |         |           |
| (81-91) <b>B</b>                                   |                         |         |           |
| (69-80) <b>C</b>                                   |                         |         |           |
| (55-68) <b>D</b>                                   |                         |         |           |
| (39-54) <b>E</b>                                   |                         |         |           |
| (21-38) <b>F</b>                                   |                         |         |           |
| (1-20) <b>G</b>                                    |                         |         |           |
| <i>Not energy efficient - higher running costs</i> |                         |         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
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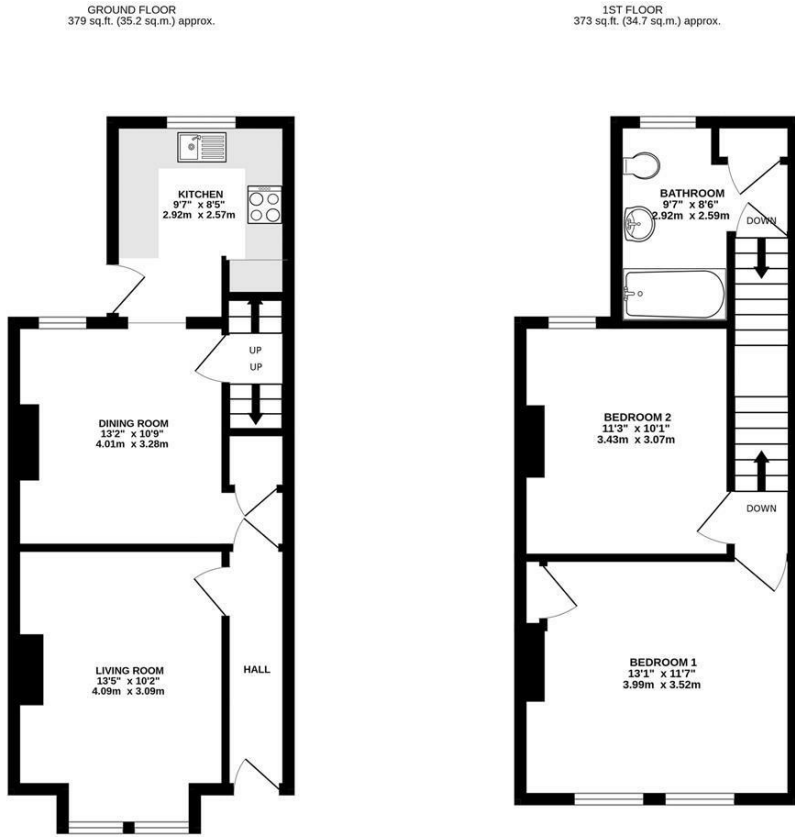
Reception 13'21" x 10'88" (4.50 x 5.28)

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)

K



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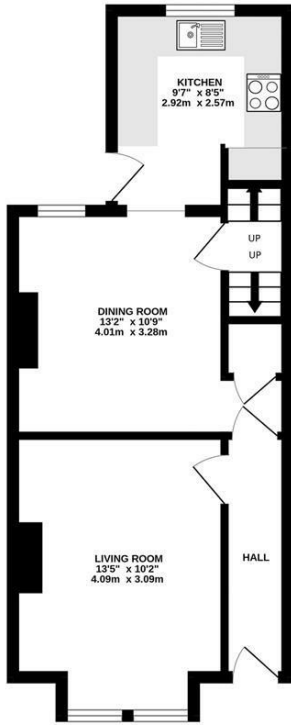
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GROUND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



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



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