

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Idmiston Road, London, SE27 9HQ

Ground Floor Conversion Flat

Two Bedrooms

Prime Location

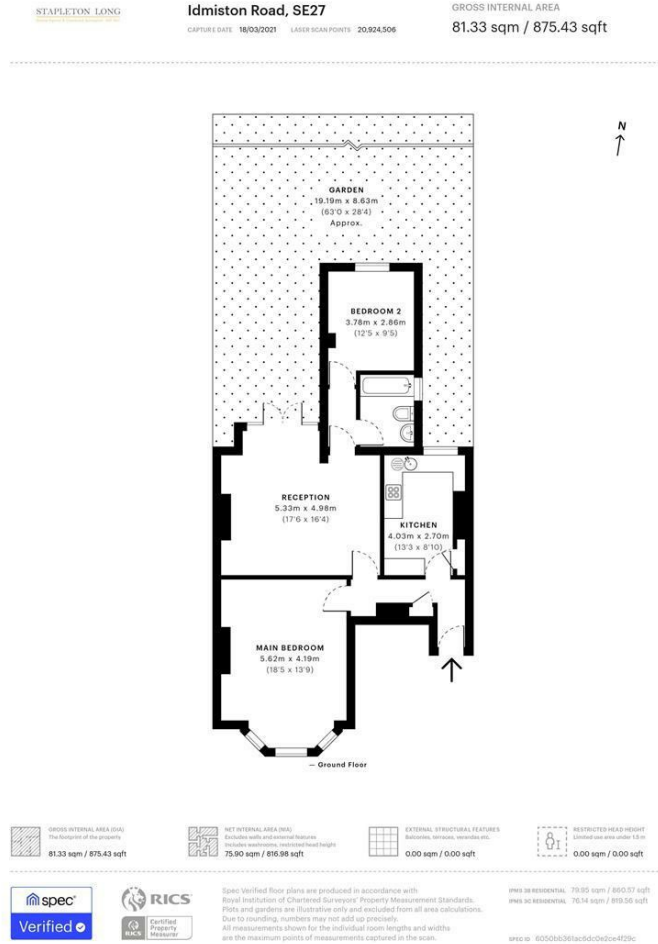
£550,000

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic ground floor conversion flat located on the ever popular Idmiston Road, comprising of own private entrance, hallway, kitchen, two bedrooms, family bathroom and a 17' reception room with direct access onto the private rear established garden. This property offers huge potential with minor updating required and the opportunity to make this into your forever home. Other benefits include gas central heating, a new 125 year lease and no onward chain.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			65 → 78
(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	

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	



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.

This property demands your full attention, view now to avoid disappointment

EPC RATING: D

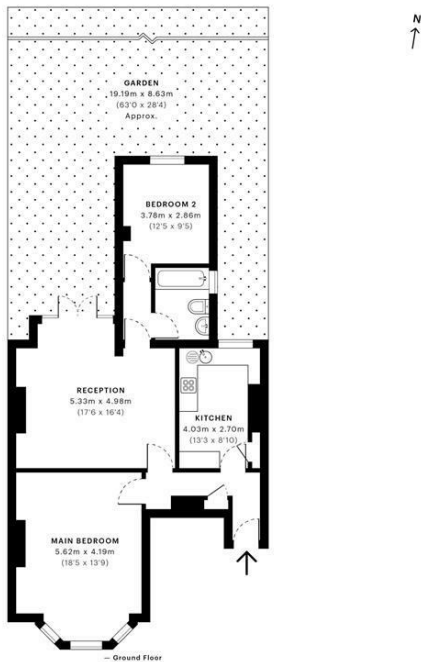
STAPLETON LONG

Idmiston Road, SE27

CAPTURE DATE: 18/03/2021 LASER SCAN POINTS: 20,924,506

GROSS INTERNAL AREA

81.33 sqm / 875.43 sqft



GROSS INTERNAL AREA (GIA) The floor-to-floor area of the property. 81.33 sqm / 875.43 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features. Includes mezzanine, restricted height. 75.90 sqm / 816.98 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT 1. Standard use area under 1.5m 2. Standard use area under 2.0m 0.00 sqm / 0.00 sqft
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Spec Verified RICS Certified Property Measurement

Space 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 on the scan.

IPMA MEASUREMENT: 79.95 sqm / 860.57 sqft
IPMA SC MEASUREMENT: 76.14 sqm / 819.56 sqft

SPIC ID: 602008363ac8d4d42c4e4f25c

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