

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Wolington Road, London, SE27 0RH

Semi Detached Victorian House

Five/six Bedrooms

No Onward Chain

£800,000 Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic Semi-detached Victorian House located on the ever popular Woffington Road, with easy access to West Norwood train station and the main High Street with a vast array of shops, bars and restaurants. On the ground floor the property comprises of entrance hall, two reception rooms, Kitchen/breakfast room and cellar. On the first floor you will find four bedrooms and a family bathroom, on the second floor you will find a further bedroom and a room currently used as a utility area. The property requires work and will make a stunning family house on a prime residential road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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	



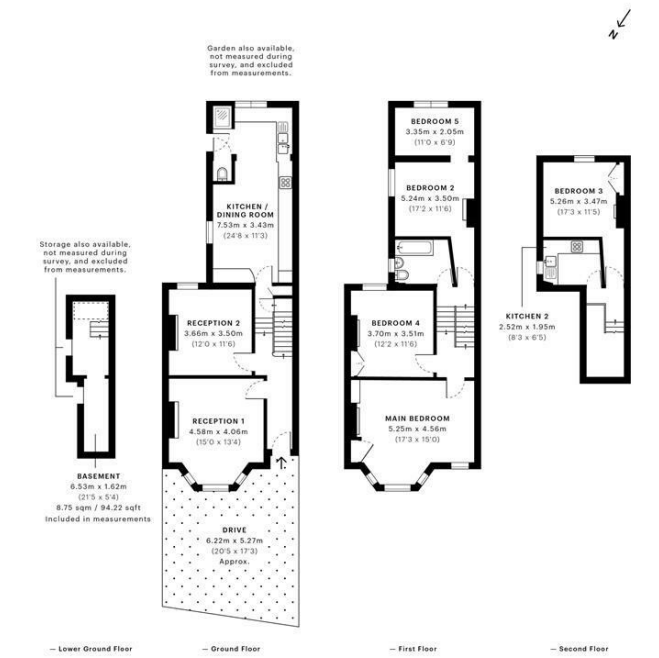
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

Other benefits include off street parking and no onward chain

View now to avoid disappointment

EPC RATING: E
COUNCIL TAX BAND: E

STAPLETON LONG **Woffington Road, SE27** GROSS INTERNAL AREA
CAPTURE DATE: 15/11/2022 LASER SCAN POINTS: 137,293,388 163.55 sqm / 1760.44 sqft



spec Verified RICS Certified Property Measurement SPC: 1635502716168864056097913

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