

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Casewick Road, London, SE27 0TB**

**Ground Floor Flat**

**Three Bedrooms**

**No Onward Chain**

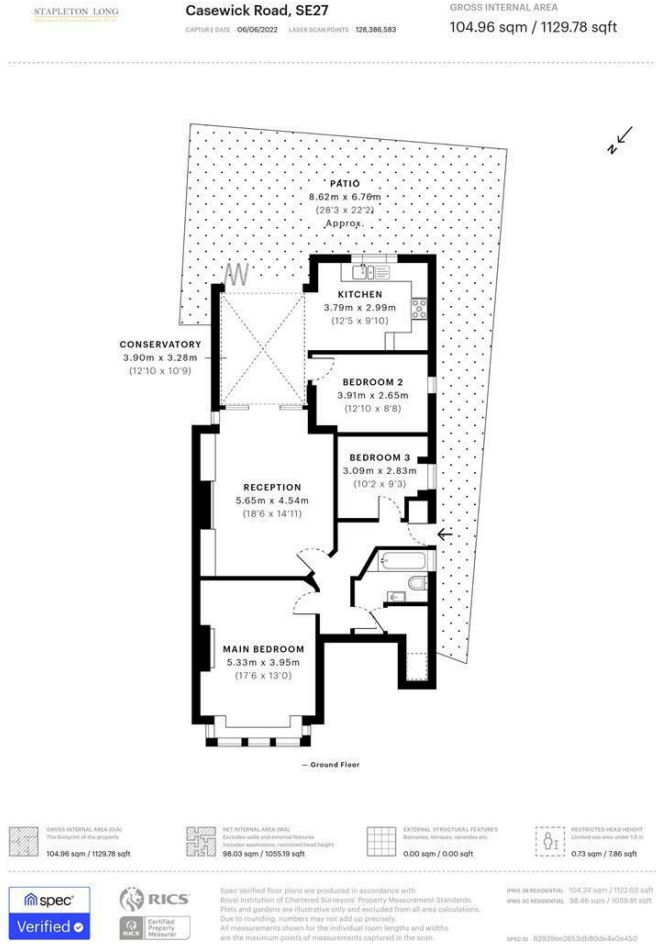
**Offers In Excess Of £665,000 Leasehold - Share of Freehold**

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

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

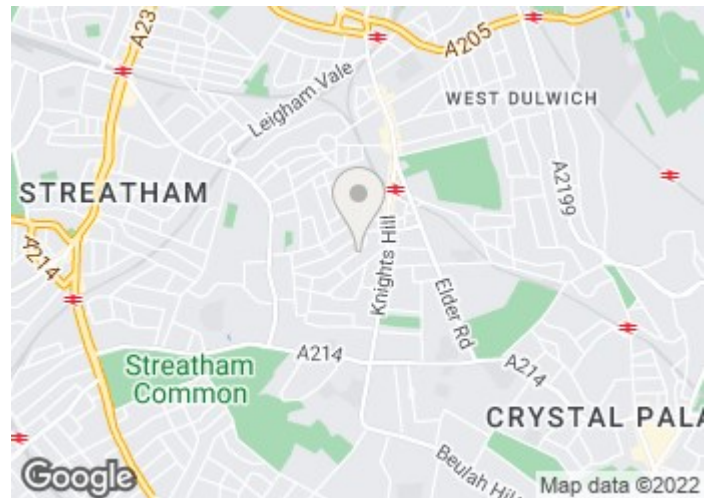
[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

Stapleton Long are pleased to offer this extremely spacious, attractive and quirky 3 bedroom ground floor period conversion. The property has a wealth of original features and has the added benefit of direct access to share of rear garden as well as being share of freehold. The property is within easy reach of the shops bars and facilities available on Norwood Road. West Norwood Railway station and numerous bus routes are in close proximity. Interest is expected to be high so call now to arrange a viewing.



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>			
(69-80) <b>C</b>			
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(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	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.

# EPC RATING: D

Lease term:  
Share of Freehold  
Lease term 994 years

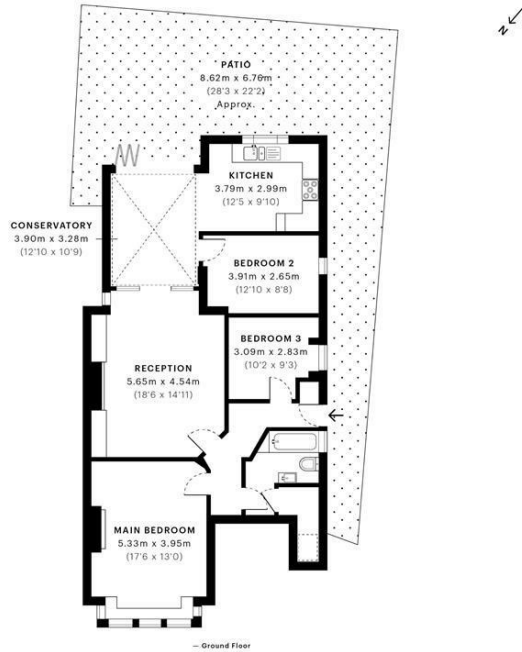
STAPLETON LONG

Casewick Road, SE27

CAPTURE DATE: 06/06/2022 LASER SCAN POINTS: 128,366,563

GROSS INTERNAL AREA

104.96 sqm / 1129.78 sqft



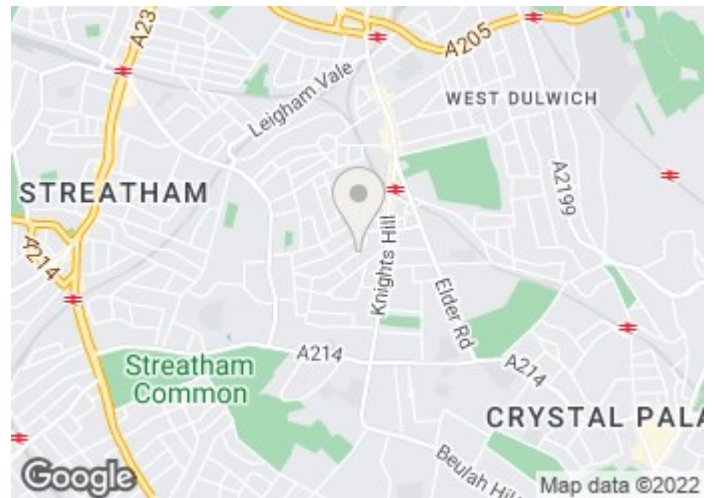
GROSS INTERNAL AREA (GIA) The floor area of the property: 104.96 sqm / 1129.78 sqft  
 NET INTERNAL AREA (NIA) Excludes walls and external features. Includes mezzanine, restricted height: 98.03 sqm / 1055.19 sqft  
 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.: 0.00 sqm / 0.00 sqft  
 RESTRICTED HEAD HEIGHT Standard use area under 1.5m: 0.73 sqm / 7.86 sqft

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 in the scan.

IPMS RESIDENTIAL: 104.24 sqm / 1123.03 sqft  
 IPMS RESIDENTIAL: 98.46 sqm / 1059.81 sqft  
 IPMS ID: 62939nc2653r80564d04450

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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Ground Rent: Peppercorn  
 Service Charge: No service charge payable  
 Council Tax Band: C

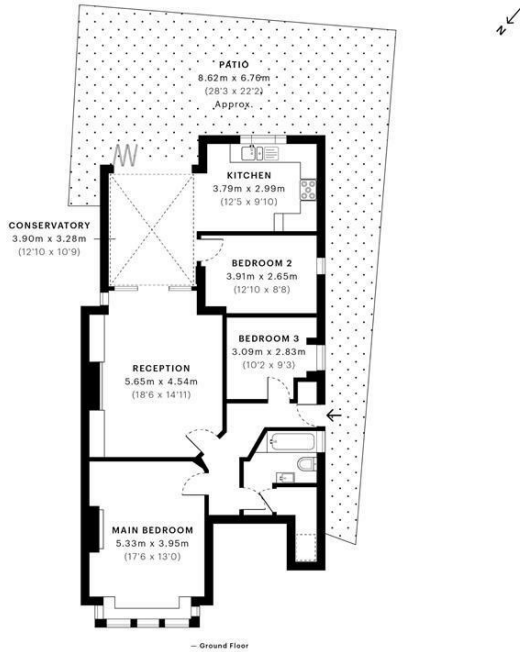
STAPLETON LONG

Casewick Road, SE27

CAPTURE DATE: 06/06/2022 LASER SCAN POINTS: 128,366,583

GROSS INTERNAL AREA

104.96 sqm / 1129.78 sqft



GROSS INTERNAL AREA (GIA) The floor area of the property 104.96 sqm / 1129.78 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes mezzanine, suspended heights 98.03 sqm / 1055.19 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Standard use area under 1.5m 0.73 sqm / 7.86 sqft
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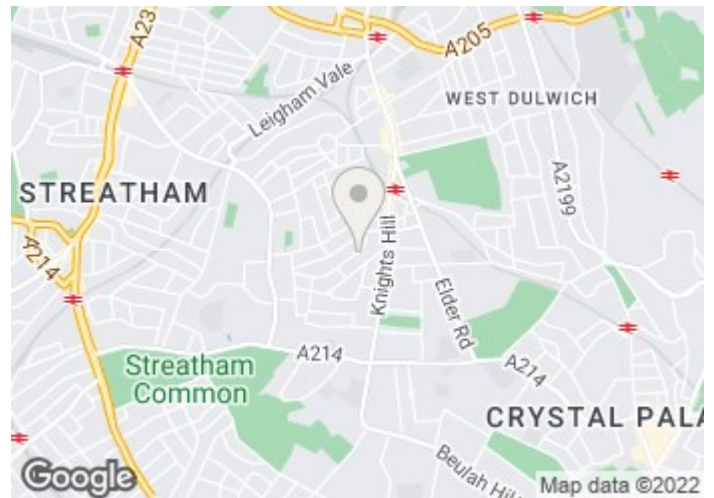


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IPMS 3B RESIDENTIAL: 104.24 sqm / 1123.03 sqft  
 IPMS 3C RESIDENTIAL: 98.46 sqm / 1059.81 sqft  
 SMC ID: 629339ac26533b9056440e4450

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
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