

# 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**

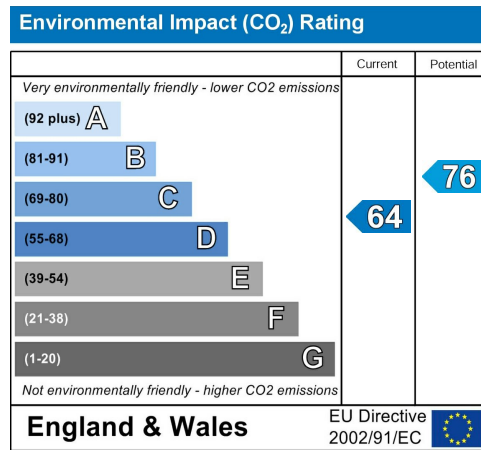
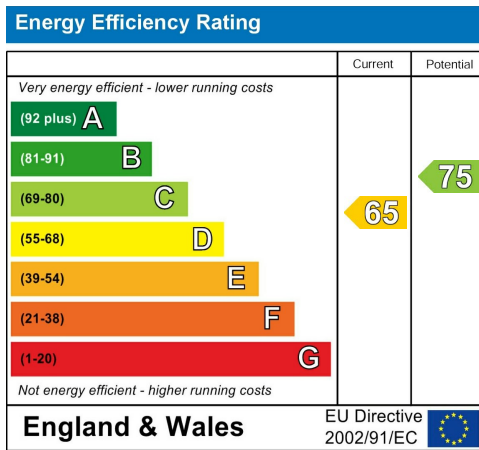
Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

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

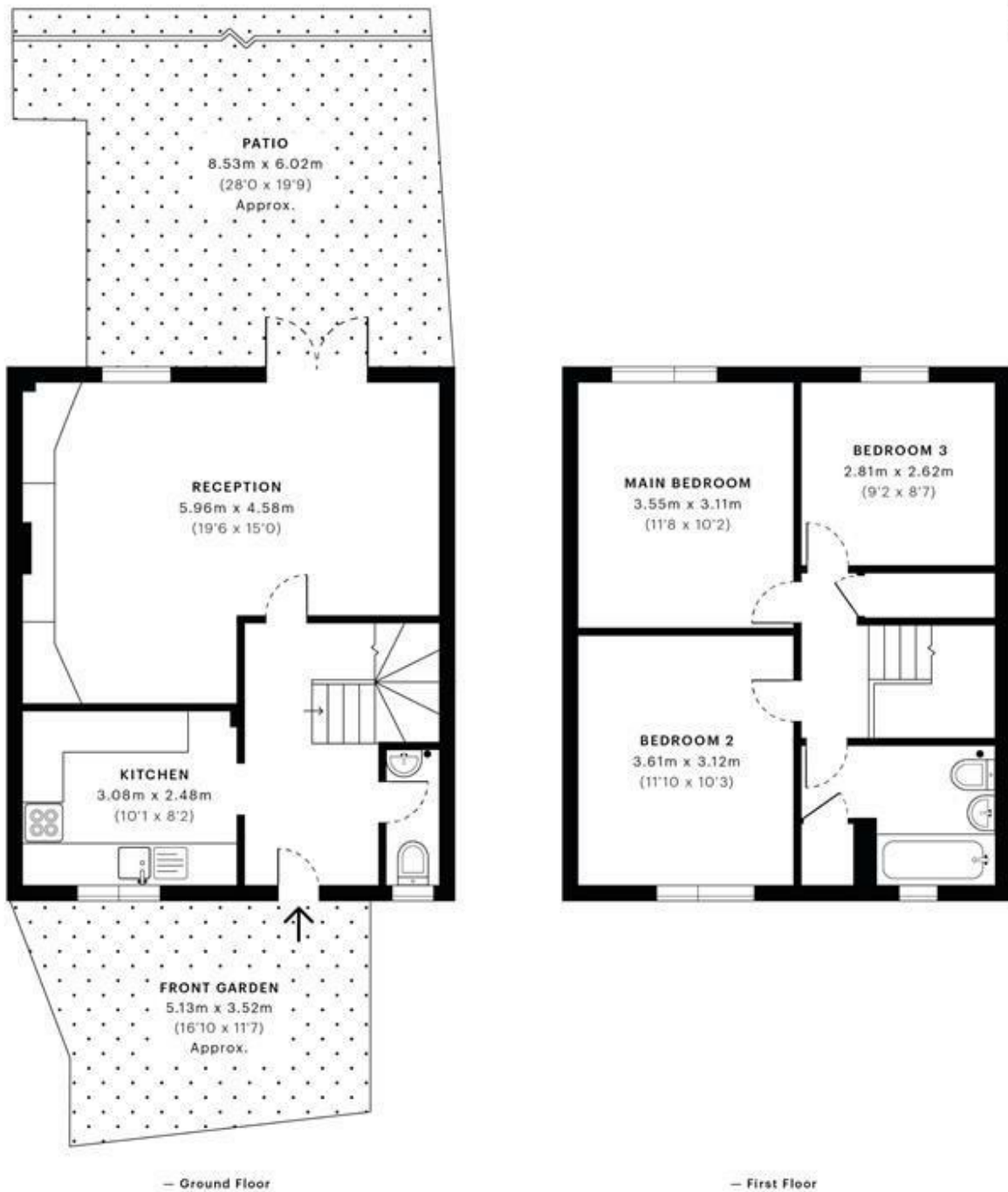
A fantastic opportunity to purchase this mid terraced house located within in a cul-de-sac situated in a a convenient location in West Norwood. Comprising of entrance hall, cloak room, fitted kitchen, 19' lounge with access to the private rear garden, upstairs benefits include three bedrooms and a family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



**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 1.5m  
0.00 sqm / 0.00 sqft



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