

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Hamilton Road, London, SE27 9SE**

**Conversion Flat**

**One Bedroom**

**Vacant Possession**

**Priced To Sell**

**£214,995 Leasehold**

**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)

This fantastic conversion property located within easy reach of Gipsy Hill Train Station and the local shops, bars and restaurants. Comprising of entrance hall, lounge, kitchen, bathroom and one bedroom. Other Benefits include gas central heating, shared communal rear garden and no onward chain, price to sell and an ideal first time buyer or investor property.

View now to avoid disappointment.

### Hamilton Road

Approximate Gross Internal Area = 44.5 sq m / 479 sq ft

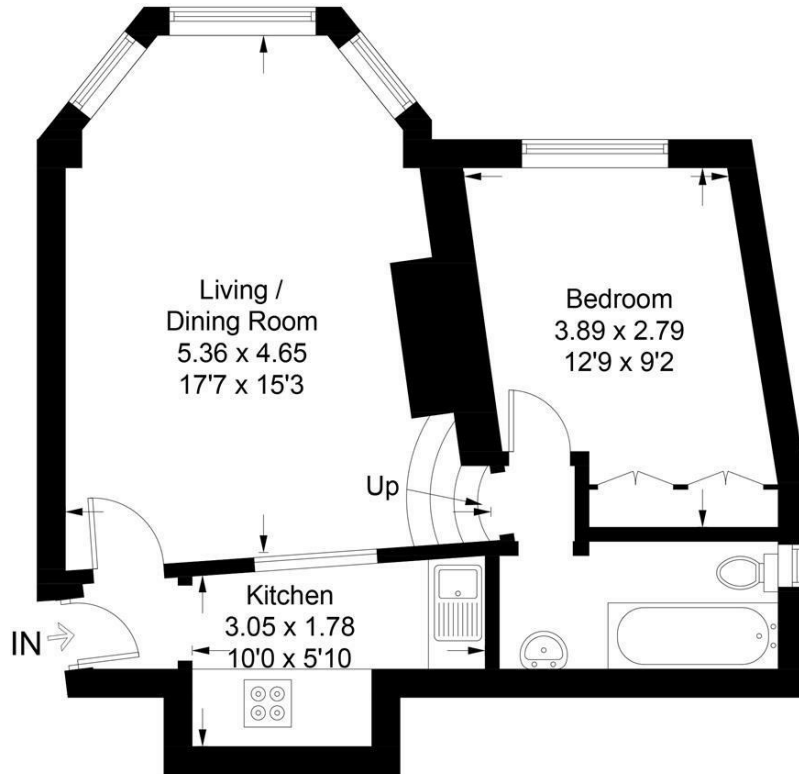


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223383)

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	69	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 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.

Lease: 100 Years Remaining  
 Ground Rent: £250 Per Annum  
 Service Charge: £1900 Per Annum  
 EPC Rating: C  
 Council Tax Band: B

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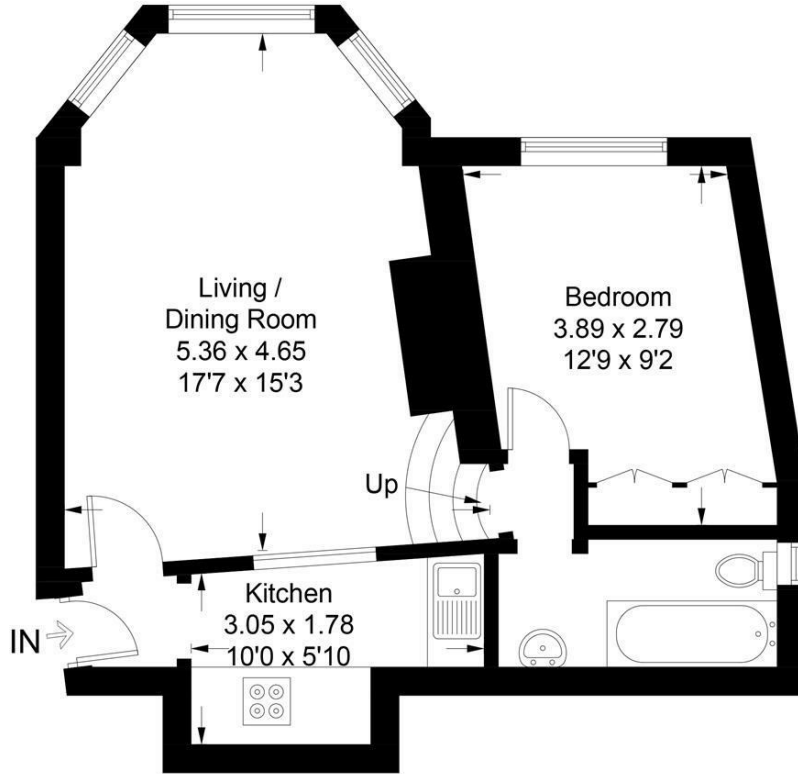


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