

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Dalton Street, London, SE27 9HS**

**Split Level One Bedroom Flat**

**Convenient Location**

**No Onward Chain**

**£289,995 Leasehold**

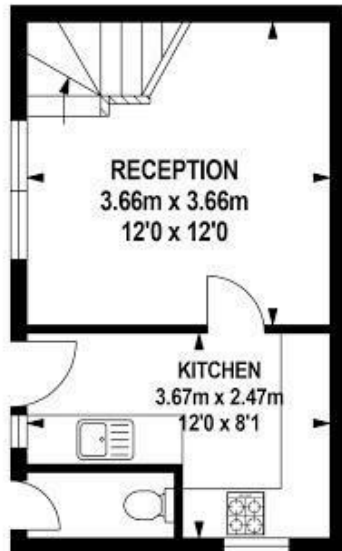
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

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

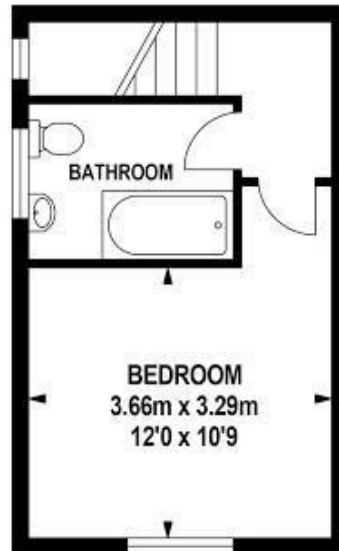
**[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)**

Fantastic split level flat located in prime location for West Norwood and Tulse Hill Train stations, the ground floor comprises of private entrance, fitted kitchen and 12' reception room, on the first floor you will find the main bedroom and a three piece bathroom. Other benefits include gas central heating, double glazed windows and no onward chain. View now to avoid disappointment!

EPC Rating: D



GROUND FLOOR  
APPROX. FLOOR  
AREA 23.31 SQ.M.  
(251 SQ.FT.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 23.31 SQ.M.  
(251 SQ.FT.)



TOTAL APPROX.FLOOR AREA 46.62 SQ.M. (502 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
© Dulwich Energy Assessors Ltd. www.dea-ltd.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	72
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	72
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.