

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Chestnut Road, West Norwood, SE27 9LF**

**2 Bed Victorian Conversion**

**Offered Unfurnished**

**Premium West Norwood Location**

**£1,650 Per Month**

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

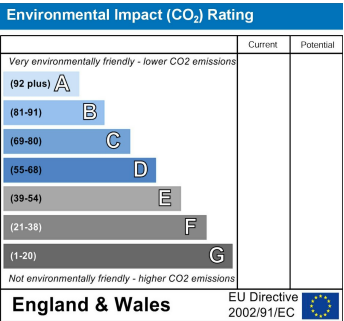
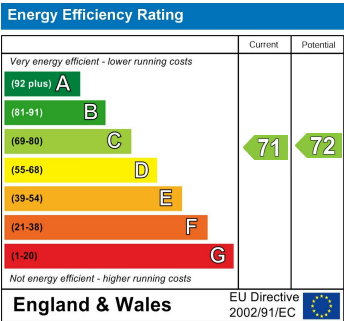
Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

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

This top floor two bedroom period conversion on one of the most sought after roads on the West Dulwich border. The property comprises of entrance hall, lounge, newly fitted kitchen, one double bedroom, one single bedroom and a shower room, The property is offered unfurnished and available now

The property is located within easy reach of a number of local amenities on offer in West Norwood and West Dulwich and further benefits from being situated only a short distance from transport links including West Dulwich, Tulse Hill and West Norwood Rail stations as well as a number of bus routes.

COUNCIL TAX BAND: C  
EPC RATING: C  
UNFURNISHED



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.

Reception 20'2" x 8'11" (6.15 x 2.72)

Bedroom 12'4" x 11'1" (3.76 x 3.38)

Bedroom 12'11" x 8'8" (3.94 x 2.64)

Kitchen 8'6" x 7'7" (2.59 x 2.31)

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



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