

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Norwood High Street, London, SE27 9TB**

**Victorian Conversion Flat**

**Split Level**

**Two Bedrooms**

**No Onward Chain**

**£325,000 Leasehold**

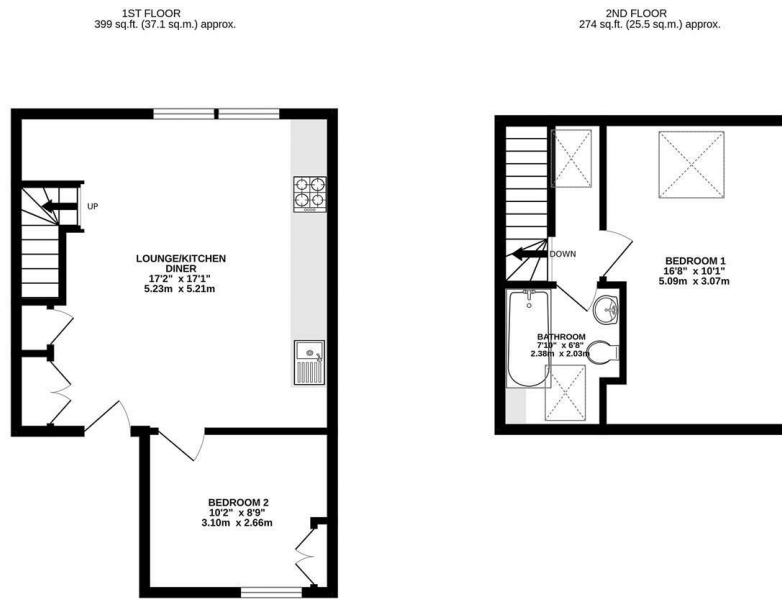
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

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

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

This fantastic well presented split level Victorian conversion flat located in prime location for West Norwood Train Station and the ever popular High Street with its vast array of shops, bars and restaurants. The property comprises of open plan lounge/kitchen, two bedrooms and bathroom. The property has undergone refurbishment, with a brand new fully fitted kitchen, brand new bathroom, new carpets and new laminate flooring. Other benefits include gas central heating, double glazed windows, brand new oven, hob, washing machine and fridge-freezer

The property is offered with no onward chain and available for immediate viewings



TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	77

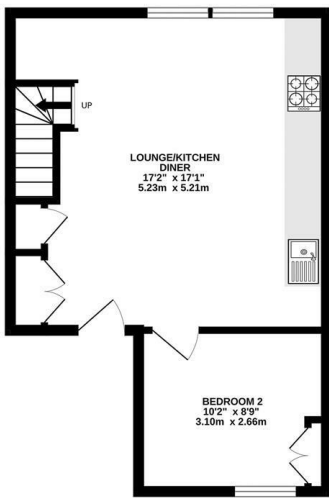
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



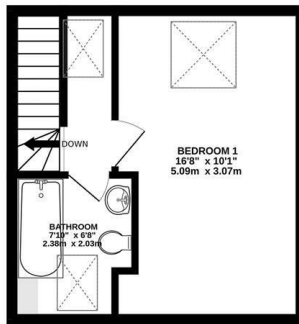
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

New 125 Year lease  
 Ground Rent £10 annum  
 Service Charge £1000 per annum  
 EPC RATING: C  
 COUNCIL TAX BAND: C

1ST FLOOR  
 399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR  
 274 sq.ft. (25.5 sq.m.) approx.



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