

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Hawkley Gardens, London, SE27 9EA**

**£675,000 Freehold**

**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 opportunity to purchase this mid-terraced house located in prime location for all local amenities and easy reach of both West Norwood and Tulse Hill train stations, the property comprises of entrance hall, fully fitted kitchen, main living area with direct access to the private well maintained rear garden, upstairs you will find three bedrooms and the main family bathroom. Other benefits include double glazed windows, off street parking and garage. The property requires some minor updating, and potential to convert the garage into another room (subject to the relevant planning/building regulations)

### Hawkleigh Gardens, SE27

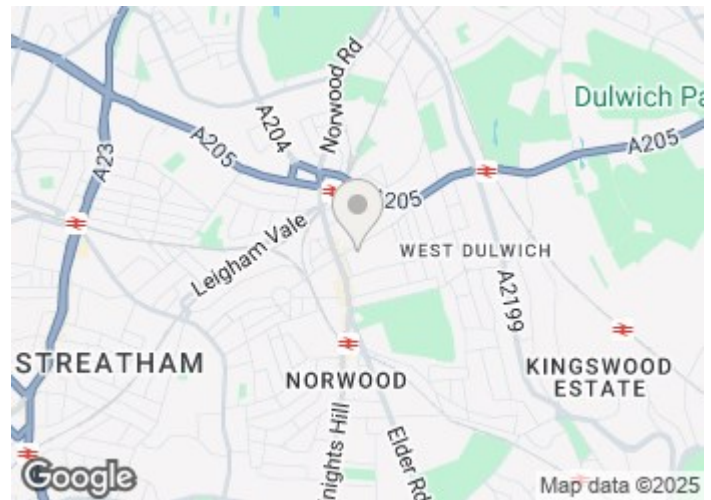
Approximate Gross Internal Area = 93.85 sq m / 1010 sq ft  
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1237550)

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>		64	75
	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) <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 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.

Offered with no onward chain, view now to avoid disappointment

EPC Rating: D

Council Tac Band: D

### Hawklely Gardens, SE27

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= Reduced headroom below 1.5m / 5'0"



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