

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Hainthorpe Road, West Norwood, SE27 0PH

**2 Bedroom Top Floor Flat
Spacious Accommodation
Convenient Location**

£1,400 PCM

TO VIEW THIS PROPERTY CALL: 020 8670 9111

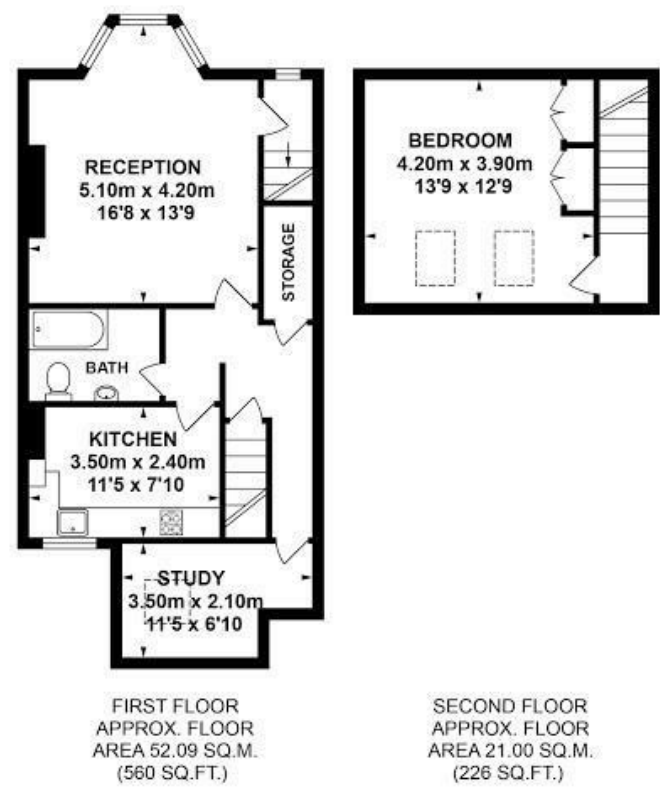
Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

Set within this impressive Victorian property is this two bedroom split level conversion flat. The property offers spacious accommodation and is located on a popular and sought after residential road in West Norwood. The property is conveniently located for rail links at West Norwood station as well as the numerous bus routes and amenities situated along Norwood Road, Knights Hill and Norwood High Street.

Available at the end of June

EPC RATING: D



TOTAL APPROX. FLOOR AREA 73.09 SQ.M. (786 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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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 ₂) Rating		
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Entrance

Entrance via communal front door to hallway. Up stairs to first floor and door to flat.

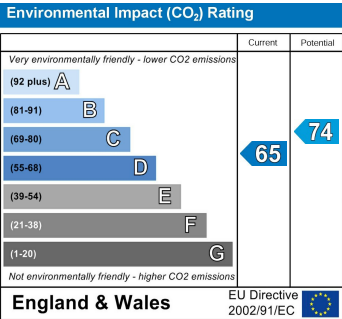
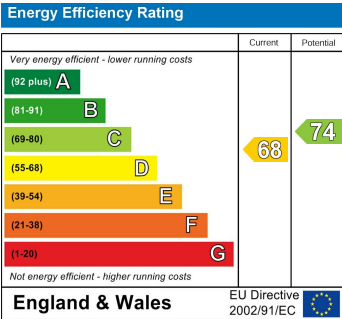
Hallway

Carpeted. Large storage cupboard. Doors to:



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Reception

Laminate wood flooring. Radiator. Double glazed window to front bay. Feature fireplace with surround.

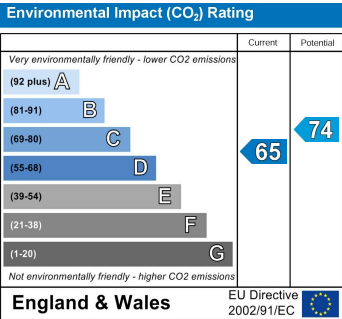
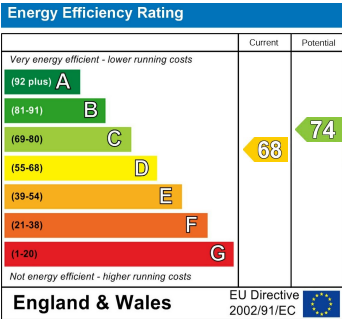
Kitchen

Laminate wood flooring. Part tiled walls. Range of floor and wall mounted units with worktop over. Integrated oven, hob & extractor. Washing machine and fridge/freezer to remain. Double glazed window to rear.



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Bathroom

Tiled floor and walls. Panelled bath with mains shower attachment. Low level W.C. Wash hand basin. Obscure double glazed window to side.

Bedroom 2

Laminate wood flooring. Radiator. Velux windows. Built in wardrobes.



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Bedroom 1

Laminate wood flooring. Radiator. Velux windows. Built in wardrobe.

Fees:
Information for Tenants: Properties in England
Relevant letting fees and tenant protection information
In addition to paying rent for the property, you may also be required to make the following permitted payments:



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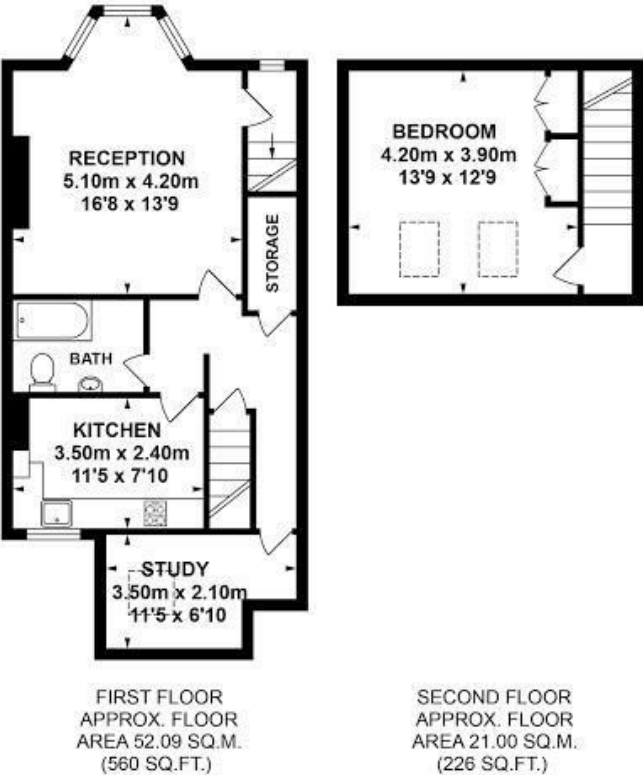
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Before the tenancy starts:

- Holding Deposit: 1 week’s rent or £150
- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

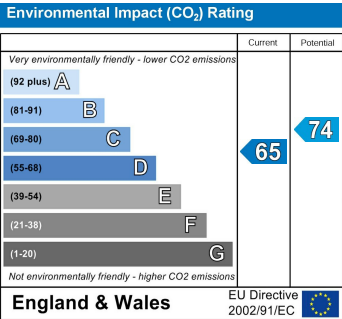
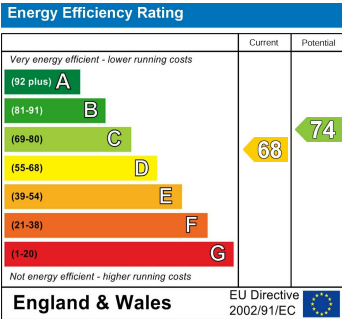
During the tenancy:

- Payments to other third parties: such as Council Tax, utilities or payments for communications services;
- Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and
- Tenancy Transaction Charges: such as requests to vary or assign the tenancy.



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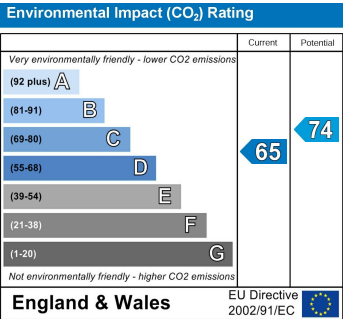
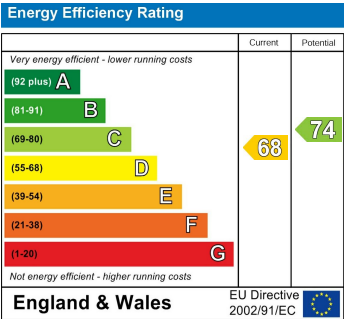
Tenant Protection

Stapleton Long is a member of the Royal Institute of Chartered Surveyors (RICS) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent’s website or by contacting the agent directly.



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