

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Weaver Walk, London, SE27 0AH**

**Top Floor Apartment  
One Double Bedroom  
Roof Terrace**

**£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)

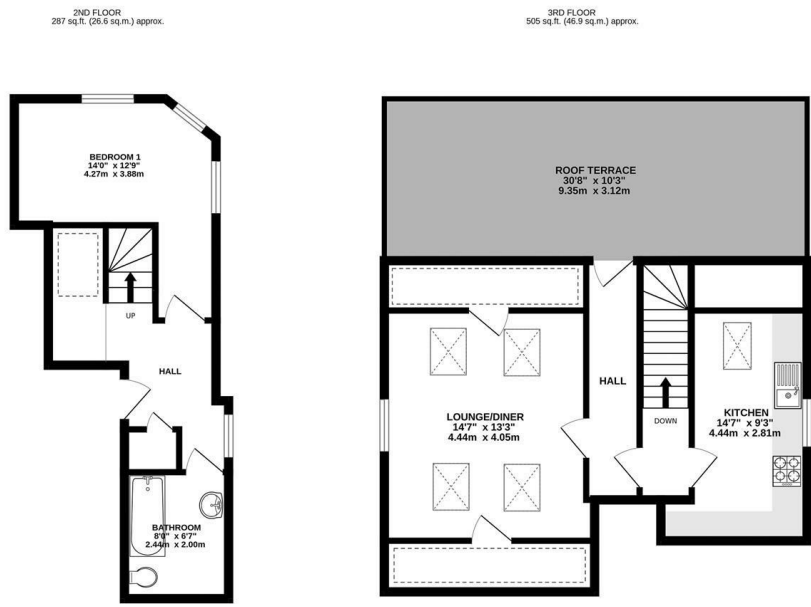
This well presented top floor split level apartment located within walking distance of West Norwood train station and the ever popular high street with its various shops bars and restaurants. The property comprises of entrance hall, bathroom, dual aspect main bedroom and stairs up to the next level which consists of the reception room, fully fitted kitchen and access onto the roof terrace. Other benefits include ample storage cupboards, gas central heating, double glazed windows and no onward chain.

View now to avoid disappointment.

EPC Rating: D

Council Tax Band: C

Lease Hold: remaining lease approx. 108 years



TOTAL FLOOR AREA: 792 sq ft. (73.6 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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
<i>Very energy efficient - lower running costs</i>			
(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>		60	66
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

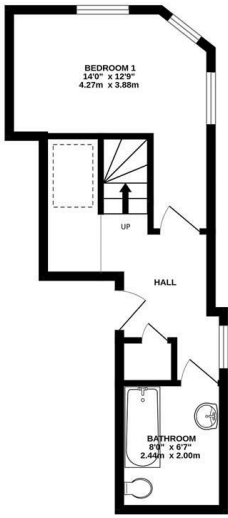
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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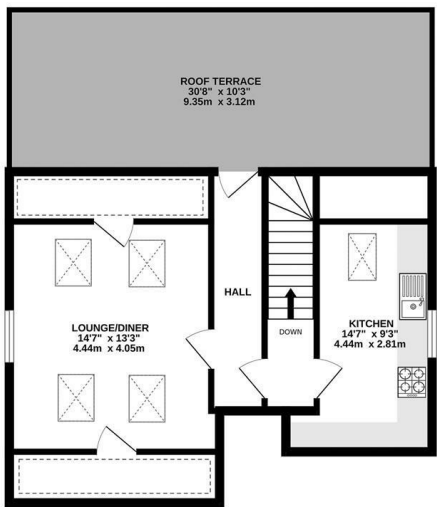
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

Service Charge: £1020 per annum  
 Ground Rent: £150 per annum

2ND FLOOR  
 287 sq.ft. (26.6 sq.m.) approx.



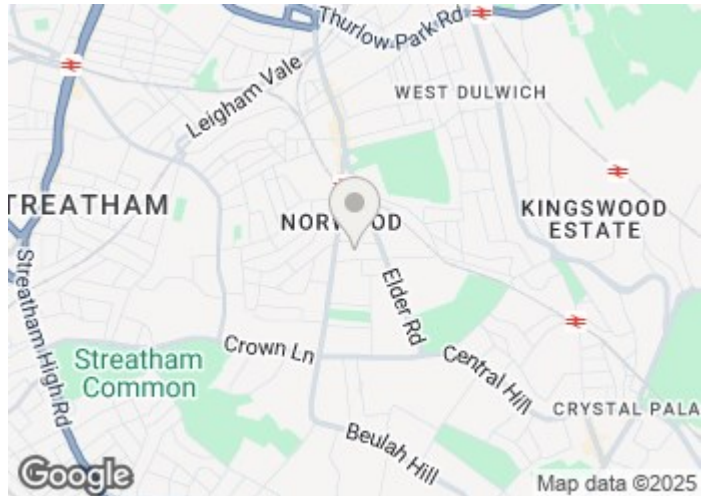
3RD FLOOR  
 505 sq.ft. (46.9 sq.m.) approx.



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