

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Moffat Road, London, SW17 7EZ**

**3 Bedroom Family Home  
Newly Refurbished Throughout  
Excellent Sought After Location**

**£700,000**

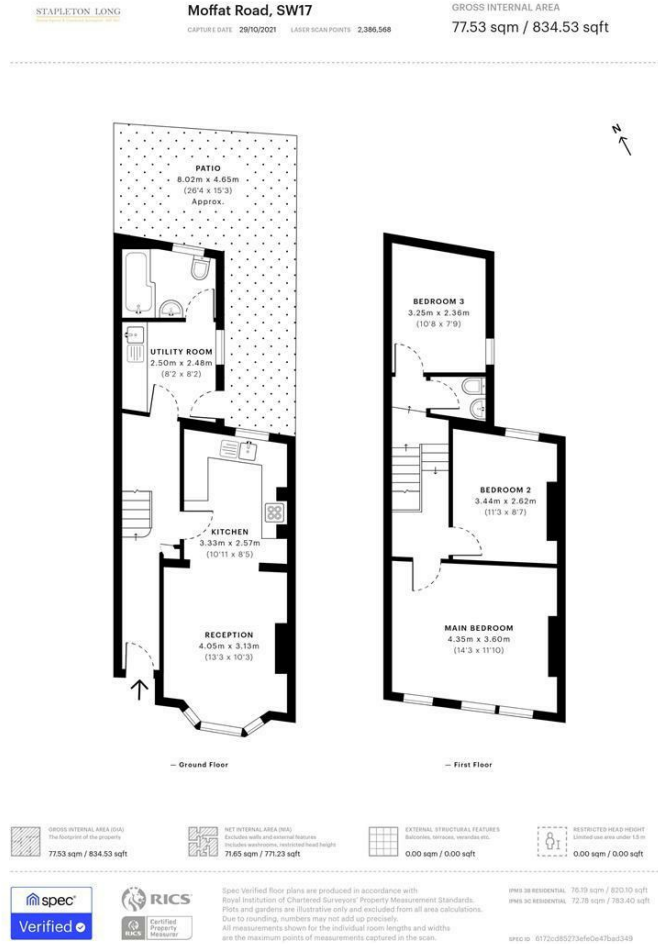
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

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

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

Set within this vibrant, cosmopolitan area is this three bedroom family house. The property is ideally located within easy reach of both Tooting Bec and Tooting Broadway London Underground stations and is moments away from the vast number of shops, bars and restaurants found on Tooting High Street. The property further benefits from being located within the catchment area for Graveney School. Interest is expected to be very high, call now to arrange your viewing!

EPC RATING: D



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 | 87                      |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| 68  |                         |
| 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   | 85                      |
| (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 |                         |
| 64  |                         |
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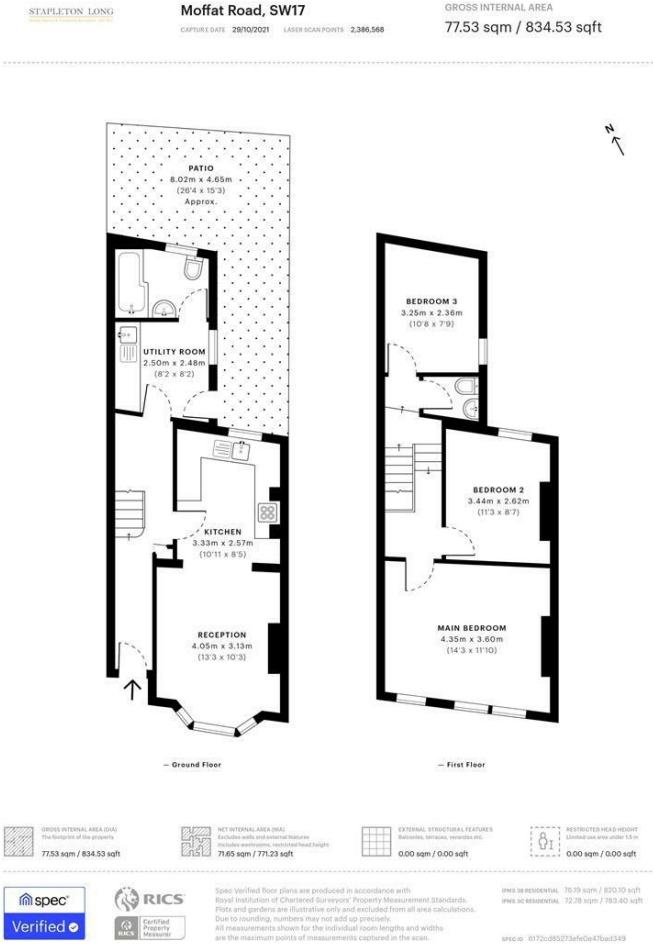
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## Entrance

Entrance via path along front garden to storm porch and original style front door.

## Entrance Hall

Karndean flooring. Radiator. Under stairs storage area.



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| (1-20) G                                    |  |                         |           |
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| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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| (69-80) C   |  |                         |           |
| (55-68) D   |  | 64                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |



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# Dual Reception/Kitchen

Karndean Floor. Radiator. Double glazed windows to front bay. Kitchen area has Karndean flooring. Range of floor and wall mounted units with worktop over. Integrated oven, hob, extractor and dishwasher. Inset spotlights. Double glazed windows to rear.

STAPLETON LONG

Moffat Road, SW17

CAPTURE DATE: 28/10/2021 LASER SCAN POINTS: 2,386,568

GROSS INTERNAL AREA

77.53 sqm / 834.53 sqft



|   |  |  |  |
|---|--|--|--|
| GROSS INTERNAL AREA (GIA)<br>The footprint of the property<br>77.53 sqm / 834.53 sqft | NET INTERNAL AREA (NIA)<br>Excludes walls and external features<br>Includes mezzanine, suspended height<br>71.65 sqm / 771.23 sqft | EXTERNAL STRUCTURAL FEATURES<br>Balconies, terraces, verandas etc.<br>0.00 sqm / 0.00 sqft | RESTRICTED HEAD HEIGHT<br>Standard use area under 1.5m<br>0.00 sqm / 0.00 sqft |
|---|--|--|--|



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured on the scan.

SWIA MEASUREMENT: 76.19 sqm / 820.10 sqft  
SWIA SC MEASUREMENT: 72.78 sqm / 783.40 sqft  
SWIA ID: 0172c85273a6c0a475a2349

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 87        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 68                      |           |
| (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   |  |                         | 85        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 64                      |           |
| (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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# Utility Room

Tiled floor, part tiled walls. Floor based units with worktop over. Sink and washing machine. Double glazed door to rear garden. Double glazed window to side.

STAPLETON LONG

Moffat Road, SW17

CAPTURE DATE: 28/10/2021 LASER SCAN POINTS: 2,386,568

GROSS INTERNAL AREA

77.53 sqm / 834.53 sqft



|  |  |  |  |
|--|--|--|--|
| GROSS INTERNAL AREA (GIA)<br>The floor area of the property<br>77.53 sqm / 834.53 sqft | NET INTERNAL AREA (NIA)<br>Excludes walls and external features<br>Includes mezzanine, suspended height<br>71.65 sqm / 771.23 sqft | EXTERNAL STRUCTURAL FEATURES<br>Balconies, terraces, verandas etc.<br>0.00 sqm / 0.00 sqft | RESTRICTED HEAD HEIGHT<br>1. Staircase area under 1.5m<br>2. Staircase area under 2.0m<br>0.00 sqm / 0.00 sqft |
|--|--|--|--|



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AREA MEASUREMENT: 76.19 sqm / 820.10 sqft

AREA AS REPRESENTED: 72.78 sqm / 783.40 sqft

SPIC ID: 0172d85273a660a475a2349

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         | 87        |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         |         |           |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         | 68      |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | 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   |                         |         | 85        |
| (81-91) B   |                         |         |           |
| (69-80) C   |                         |         |           |
| (55-68) D   |                         |         |           |
| (39-54) E   |                         | 64      |           |
| (21-38) F   |                         |         |           |
| (1-20) G  |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |



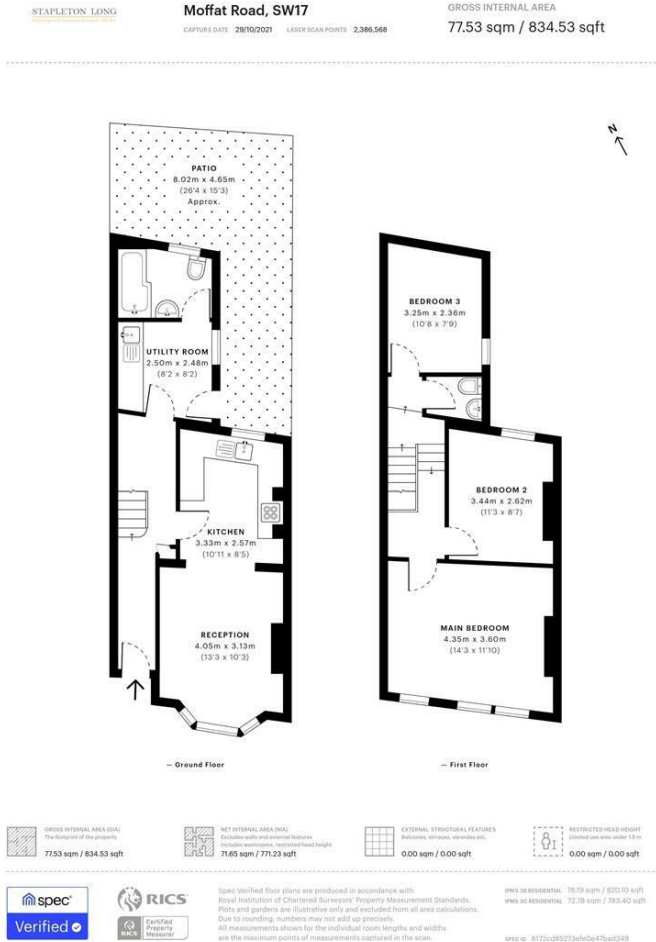
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## Bathroom

Tiled floor, part tiled walls. Large panelled bath with glass screen and mains shower over. Low level W.C. Wash hand basin, vanity unit and heated towel rail. Inset spots. Extractor.

## 1st Floor Landing

Upstairs to first floor landing. Carpeted Loft access. Doors to:



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|---|-------------------------|
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| (92 plus) <b>A</b>                          | <b>87</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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| (81-91) <b>B</b>  |                         |
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## Bedroom 1

Carpeted. Radiator. Double glazed window to front.

## Bedroom 2

Carpeted. Radiator. Double glazed window to rear.

STAPLETON LONG  
Moffat Road, SW17  
GROSS INTERNAL AREA  
77.53 sqm / 834.53 sqft



GROSS INTERNAL AREA (GIA)  
77.53 sqm / 834.53 sqft

NET INTERNAL AREA (NIA)  
71.65 sqm / 771.23 sqft

EXTERNAL STRUCTURAL FEATURES  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
0.00 sqm / 0.00 sqft

spec Verified

RICS Certified Property Measurement

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IPMS 2 assessment: 72.78 sqm / 783.40 sqft

SPIC id: 0172c85273a660a475a2349

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## Bedroom 3

Carpeted. Radiator. Double glazed window to side.

## Upstairs W.C

Tiled floor, low level W.C and vanity unit.

STAPLETON LONG

Moffat Road, SW17

CAPTURE DATE: 28/10/2021 LASER SCAN POINTS: 2,386,568

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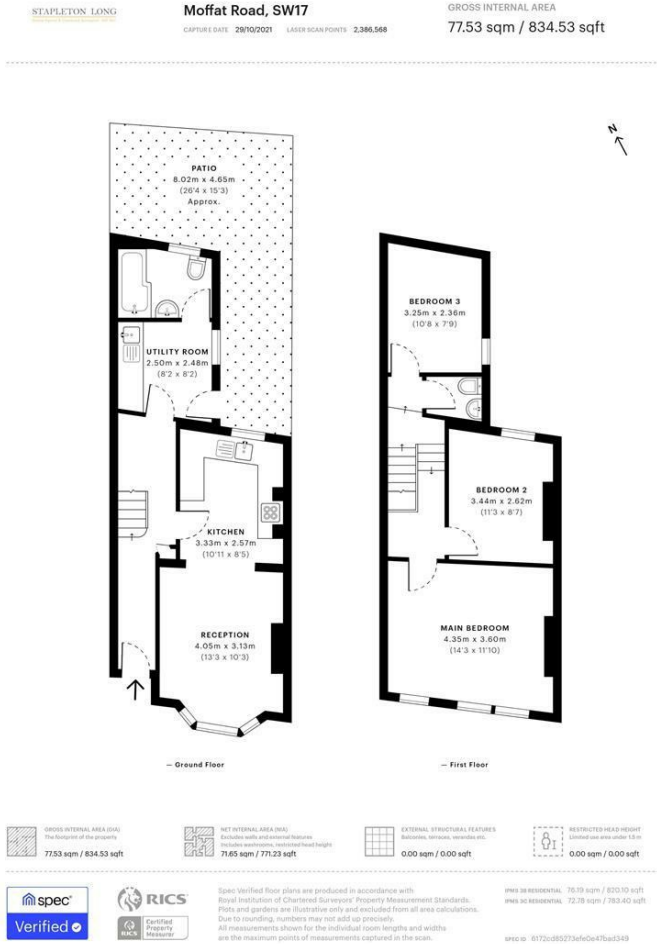
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# Garden

Hard standing patio area with flowerbeds.

# Fees

Referencing Fees: £60.00 per person - payable at time of application. Administration Fee: £120 per person - payable at signing of tenancy agreement.



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|---|-------------------------|
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