

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Tivoli Road, West Norwood, SE27 0ED**

**Two Bedroom Terraced House**

**Two Receptions**

**Convenient Location**

**£475,000 Freehold**

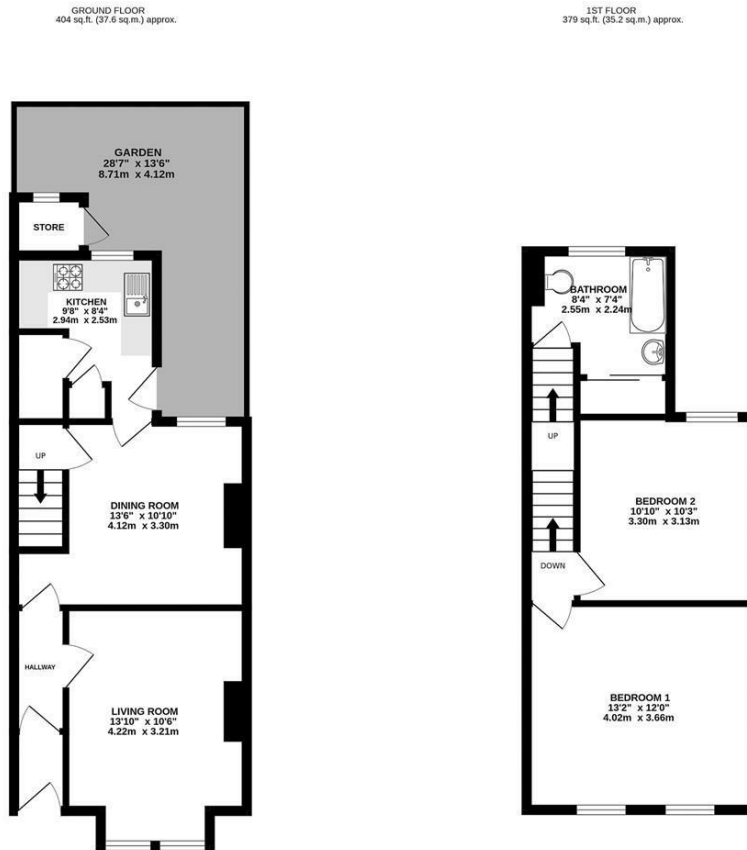
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

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

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

This fantastic family home located on the ever popular Tivoli Road, comprising of entrance hall, two reception rooms, kitchen, bathroom and two double bedrooms. Other benefits include gas central heating and a private rear garden. The property is located within easy reach of West Norwood British Rail station and the shops and amenities situated on Norwood High Street as well as being within close proximity of the open spaces of Norwood Park. The property requires updating and offers an excellent investment opportunity

Call now to arrange your viewing!



TOTAL FLOOR AREA: 783 sq.ft. (72.8 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 misstatements. 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>			<b>88</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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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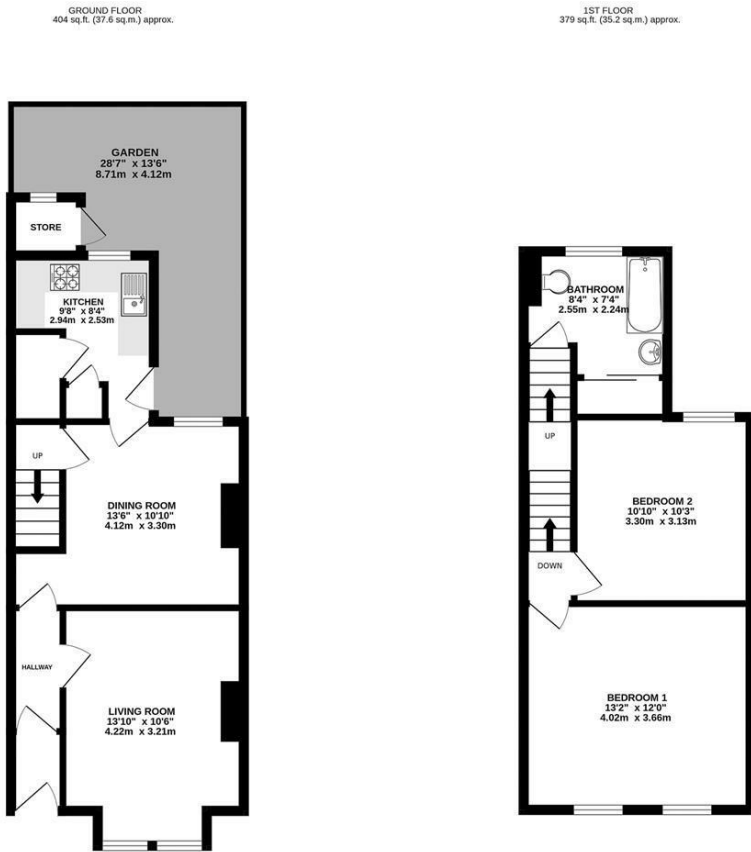
Reception 13'10" x 9'08" (4.22 x 2.95)

Reception 13'01" x 10'09" (3.99 x 3.28)

Bedroom 13'02" x 11'11" (4.01 x 3.63)

Bedroom 10'11" x 10'02" (3.33 x 3.10)

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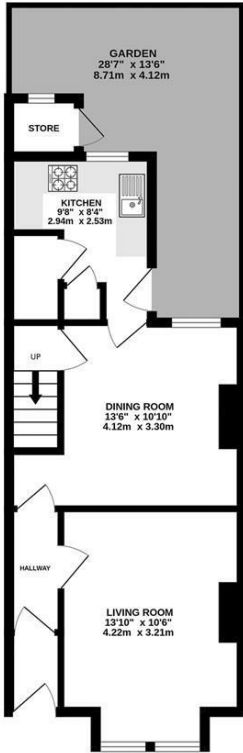
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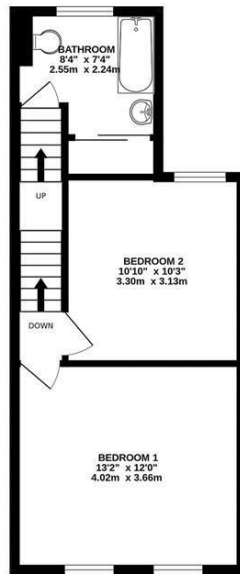


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GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



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