

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**St. Julians Farm Road, West Norwood, SE27 0JJ**

**1 Bedroom Victorian Conversion**

**Great Location**

**Ideal Investment Or First Time Purchase**

**£280,000 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)**

Situated on one of the most popular and sought after roads in the West Norwood area is this top floor one bedroom period conversion. The property is within a short distance of West Norwood British Rail station and is conveniently located for the shops and amenities situated on Knights Hill and Norwood Road. Interest is expected to be high, call now to avoid disappointment!

View now to avoid disappointment

### Lease Details

115 Years remaining

Ground rent £100 per annum

Service charge £750 per annum

EPC Rating: D

Council Tax Band: C

### Entrance

Entrance via path along front garden to storm porch and communal front door and into Hallway and upstairs to first floor and door to flat.

### Hallway

Stairs up to second floor landing. Large walk in storage cupboards and doors to:

### Reception/Kitchen

Carpeted, radiator, skylight. Two Velux windows to front. Storage into eaves.

### Kitchen Area

Tiled floor and part tiled walls. Range of floor and wall mounted units with worktop over. Integrated oven, hob and extractor. Space for washing machine and fridge freezer.

### Bedroom

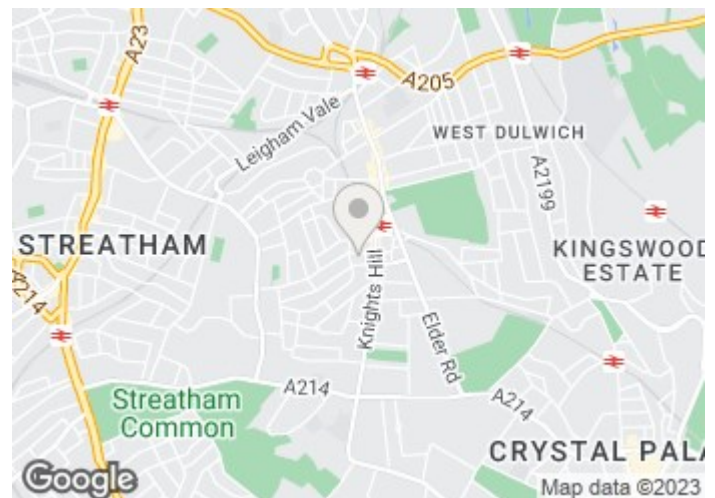
Carpeted, radiator, double glazed window to rear. Built in wardrobe space.

### Bathroom

Tiled floor and walls. panelled bath with mains shower and glass screen. Double glazed obscure window to rear. Low level W.C and wash hand basin.

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>	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			
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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.