

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Hamilton Road, London, SE27 9RY

Ground Floor Flat

Newly Refurbished

Two Bedrooms

No Onward Chain

£335,000 Leasehold

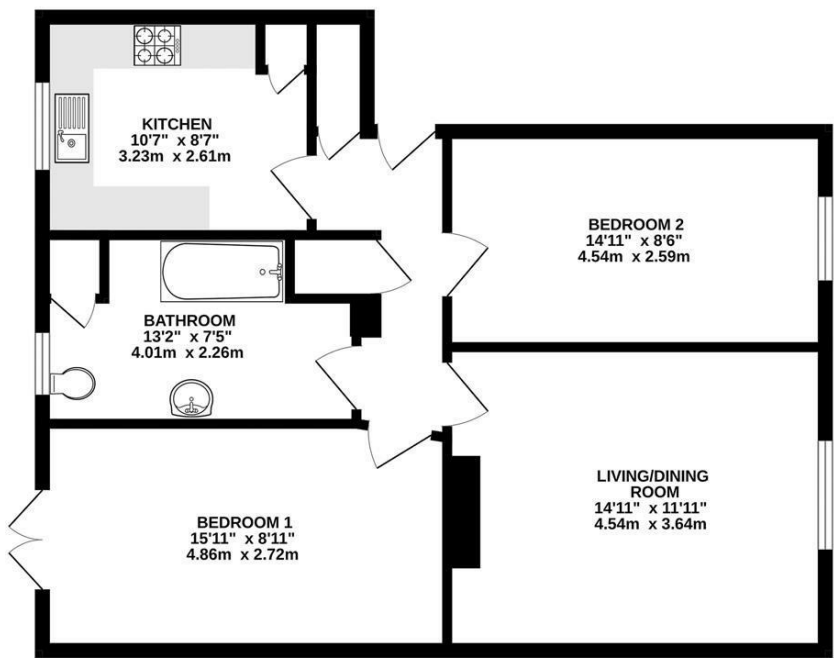
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This stunning ground floor flat has been refurbished to a very high standard, the property comprises of entrance hall with storage cupboards, two double bedrooms, main reception room, bathroom and fully fitted kitchen with integrated appliances. Other benefits include gas central heating, double glazed windows, communal gardens and no onward chain. This property demands your full attention, call now to avoid disappointment

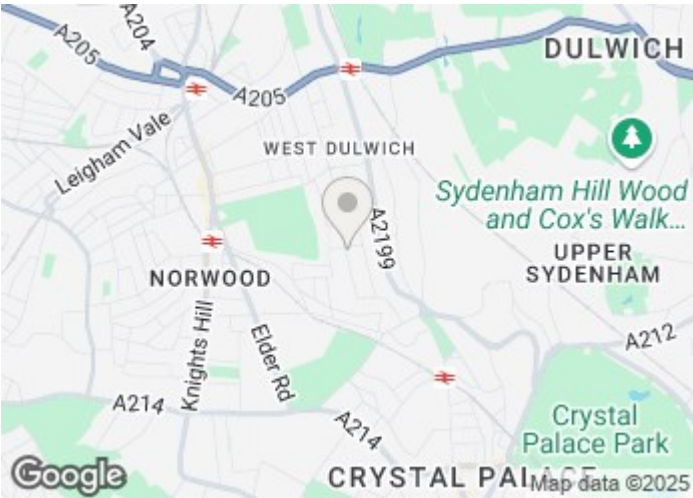
GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.1 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 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) 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	

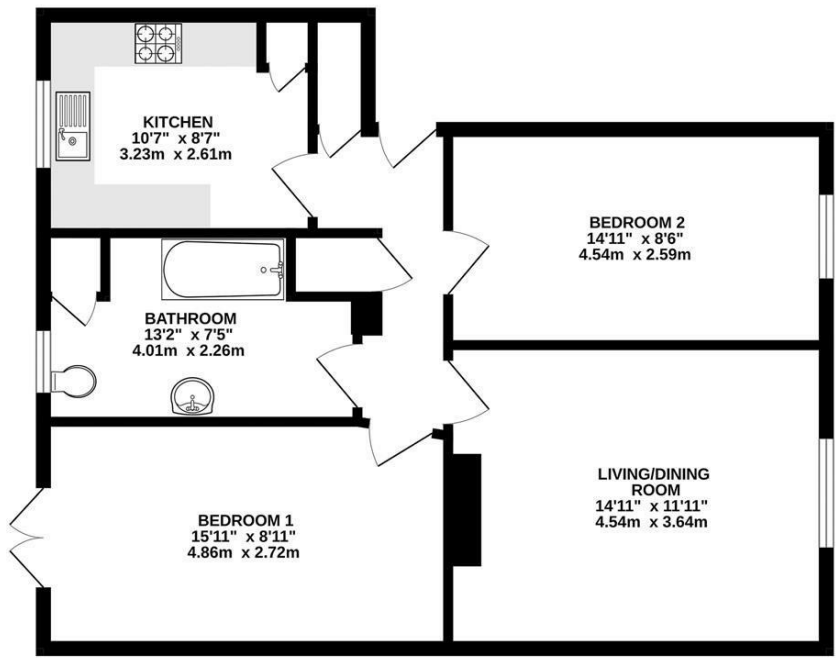
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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(55-68) D		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Leasehold: 117 years remaining
Ground Rent: £250
Service Charge: £750
EPC Rating: C

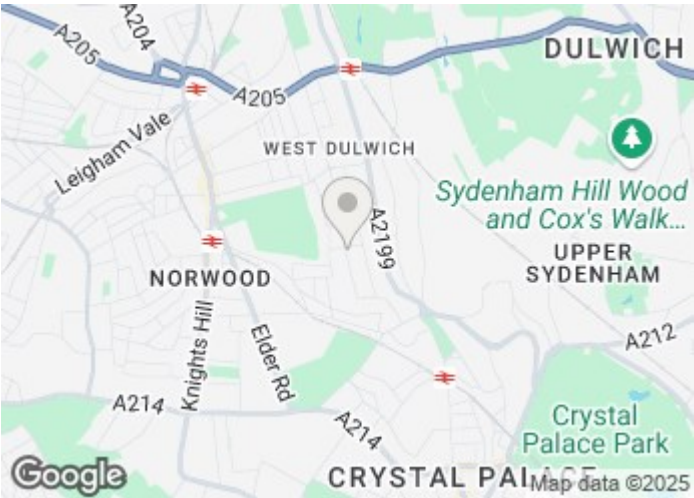
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