

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**St. Johns Road, London, SE20 7EF**

**One Bedroom Ground Floor Flat**

**Quiet Residential Road**

**Private Rear Garden**

**£289,999 Leasehold**

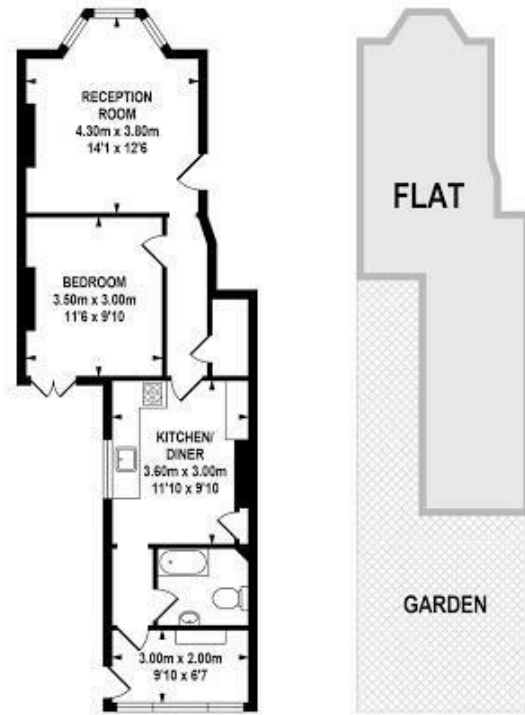
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

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

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

This fantastic ground floor garden flat, comprising of a main living room to the front with a feature fireplace and double glazed windows, one double bedroom, bathroom, kitchen/ breakfast room and small lean to. Other benefits include a private rear garden, gas central heating and no onward chain.

St. John's Road is a quiet residential road, close to Crystal Palace Park and the local amenities of Penge High Street.



GROUND FLOOR  
APPROX. FLOOR  
AREA 51.90 SQ.M.  
(559 SQ.FT.)



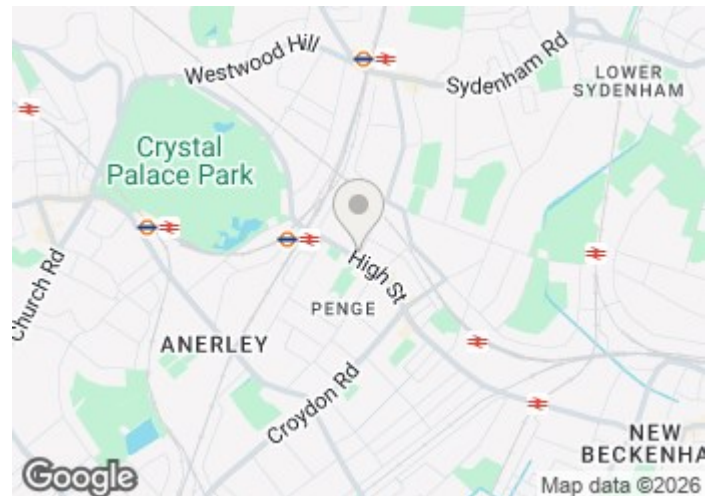
SITE PLAN

TOTAL APPROX. FLOOR AREA 51.90 SQ.M. (559 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
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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>		67	73
(39-54) <b>E</b>			
(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		

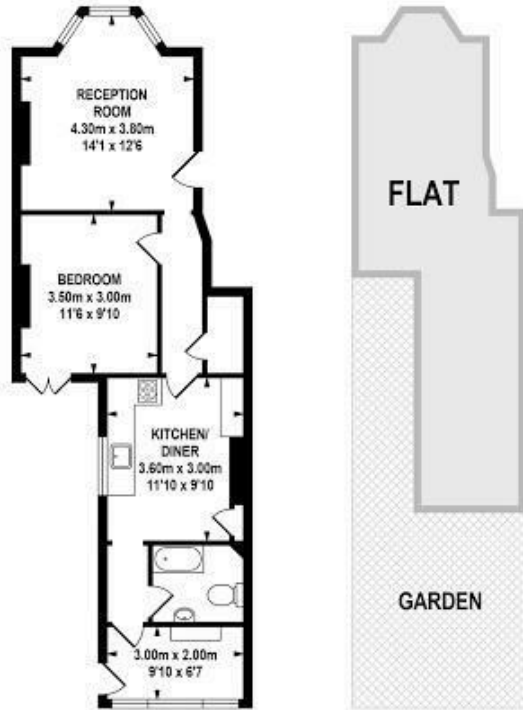
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
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The property is well proportioned and located 0.2 miles from Penge East Station which provides a regular service into London Victoria

EPC Rating: D



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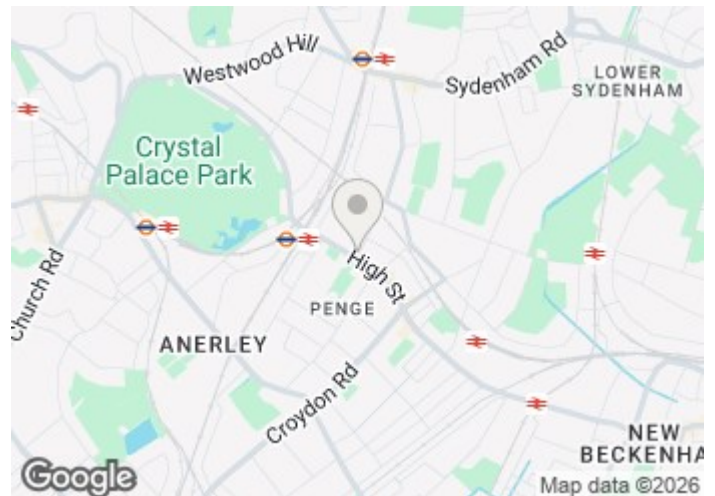
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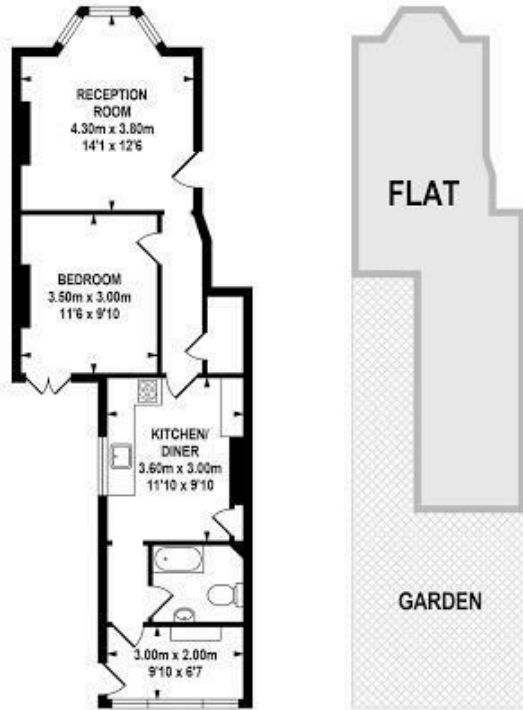
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Council Tax Band: C  
 Lease: New 125 Year Lease



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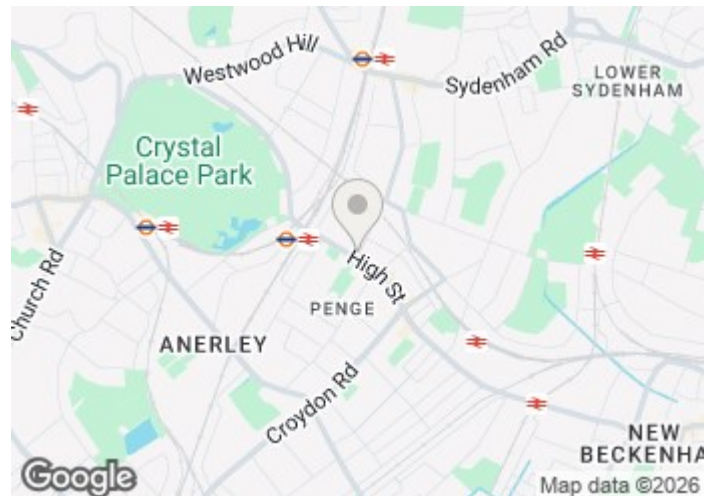
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