

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Cedar Tree Grove, London, SE27 0QD**

**Ground Floor Flat  
Two Double Bedrooms  
No Onward Chain**

**£289,995 Leasehold**

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

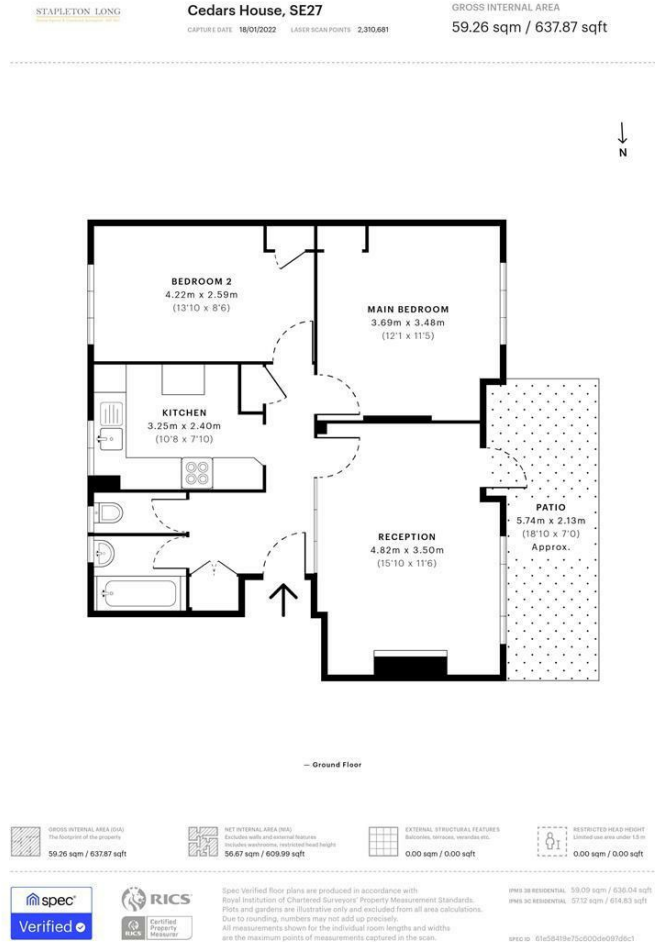
Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

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

This ground floor flat in need of updating, located within easy reach of Crown Point with its various bus routes and many amenities. The property comprises of entrance hall, lounge, kitchen, two double bedrooms and a bathroom. Other benefits include gas central heating, double glazed windows and private balcony

Offered with no onward chain, view now to avoid disappointment

View Now!



| 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 |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |



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.