

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Elmcourt Road, London, SE27 9BX

First Floor Conversion Flat

Two Bedrooms

No Onward Chain

Share of Freehold

£380,000 Leasehold - Share of Freehold

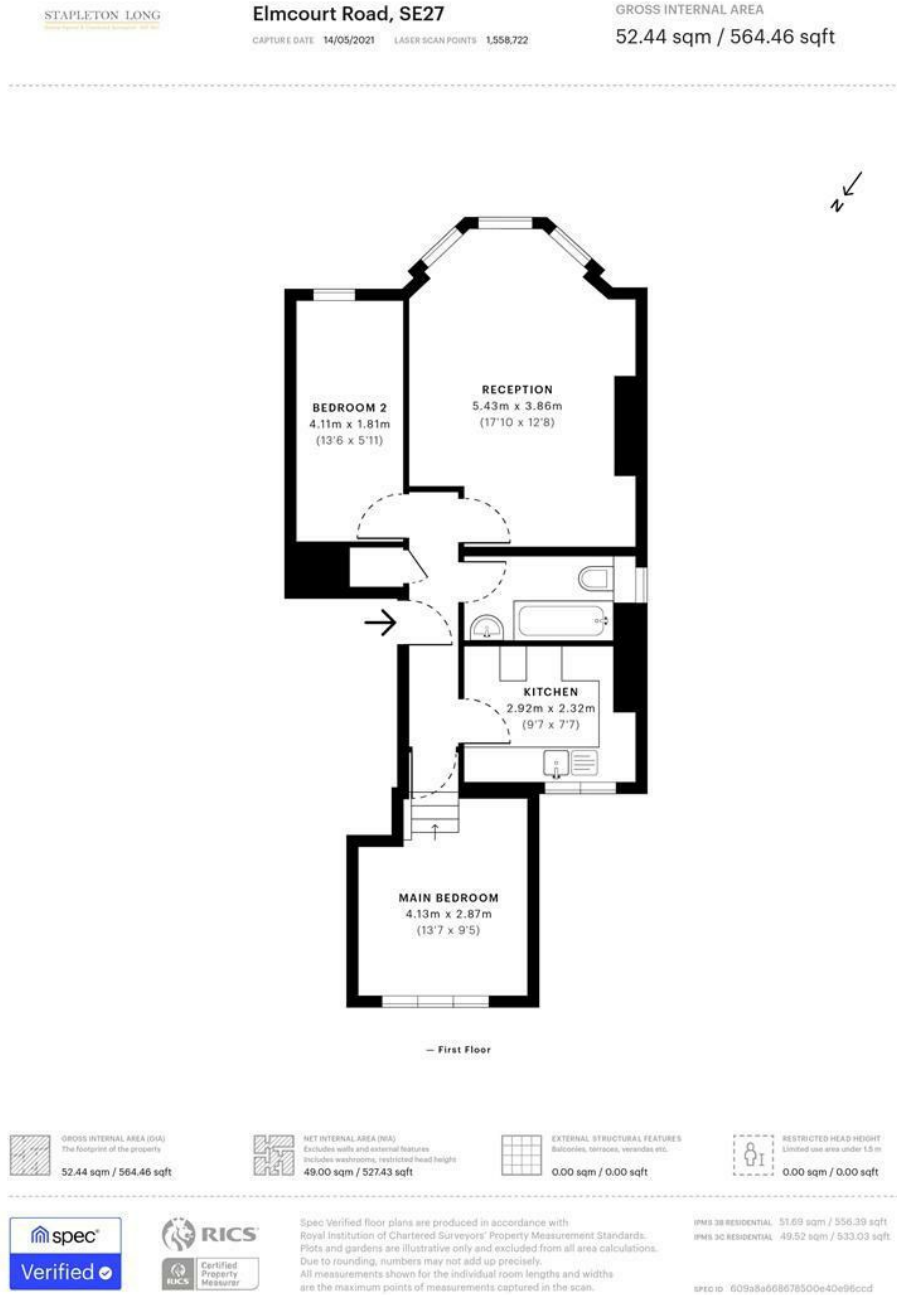
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic first floor conversion flat located in prime location for West Norwood Train Station and vast array of shops, bars and restaurants. Comprising of entrance hall, lounge, kitchen, three piece bathroom and two bedrooms. Other benefits include double glazed windows and gas central heating.

Offered with no onward chain, view now to avoid disappointment



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.

Share of Freehold

Ground Rent/Service Charge £520 per annum (Approx.)

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Elmcourt Road, SE27

CAPTURE DATE 14/05/2021 LASER SCAN POINTS 1,558,722

GROSS INTERNAL AREA

52.44 sqm / 564.46 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
52.44 sqm / 564.46 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
49.00 sqm / 527.43 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPM3 3B RESIDENTIAL 51.69 sqm / 556.39 sqft
IPM3 3C RESIDENTIAL 49.52 sqm / 533.03 sqft

SPEC ID: 609a8a608678500e40e96ccd

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