

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**The Woodlands, Upper Norwood, SE19 3EH**

**Two Bedroom Flat  
Quiet Location  
Private Balcony  
Newly Refurbished  
£1,650 Per Month**

**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)**

We are pleased to offer this spacious newly refurbished, second floor, two bedroom purpose built flat. The property benefits from being situated in quiet location with the added benefit of immediate access to the numerous bus routes available on Beulah Hill. The property further benefits from a private balcony which provides far reaching views of Shirley Hill to the south. Interest is expected to be high so call today to arrange your viewing!

EPC Rating: C

Council Tax Band: A

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		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



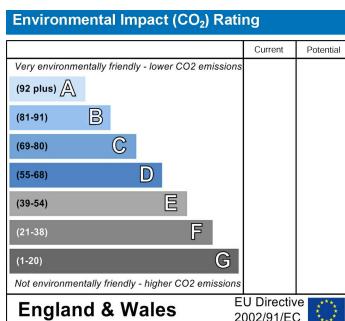
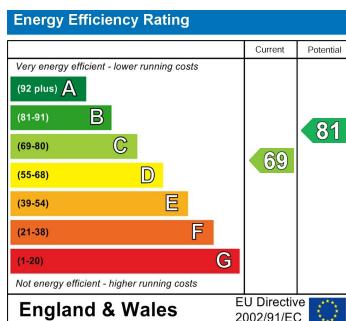
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

**Reception 14'3" x 11'11" (4.34 x 3.63)**

**Bedroom 11'3" x 9'8" (3.43 x 2.95)**

**Bedroom 11'2" x 7'10" (3.40 x 2.39)**

**Kitchen 11'1" x 8'0" (3.38 x 2.44)**



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