

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Pilgrim Hill, London, SE27 9PB

Newly Renovated
Two Double Bedrooms
Open Plan Lounge-Kitchen
Prime Locaton
No Onward Chain

£350,000 Leasehold - Share of Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

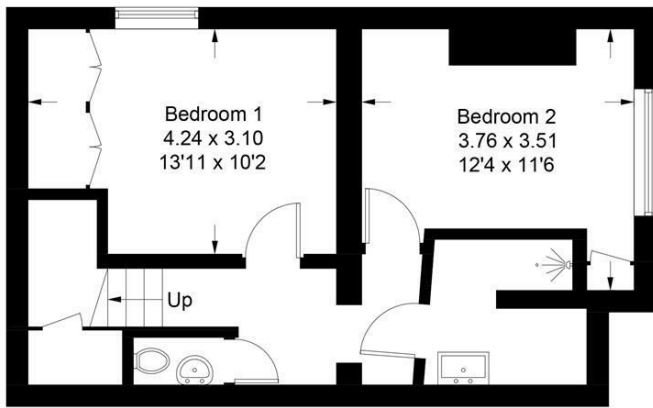
www.stapletonlong.co.uk

This newly renovated split level ground and basement floor flat located within easy reach of West Norwood Train Station and the ever popular High Street with its various pubs, bars, restaurants and shops. The property comprises of a good sized open plan lounge-kitchen, stairs down to two double bedrooms, separate wc and a shower room.

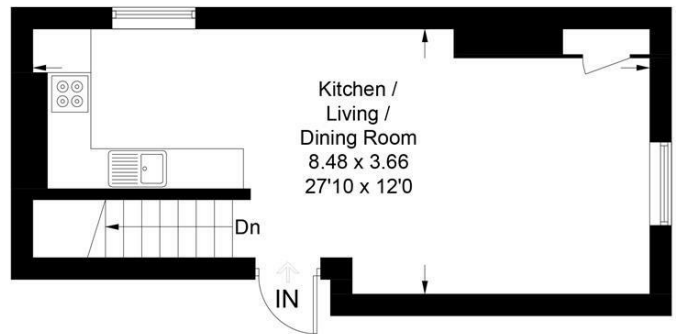
Offered with no onward chain.

Pilgrim Hill, SE27

Approximate Gross Internal Area = 69.0 sq m / 743 sq ft



Lower Ground Floor

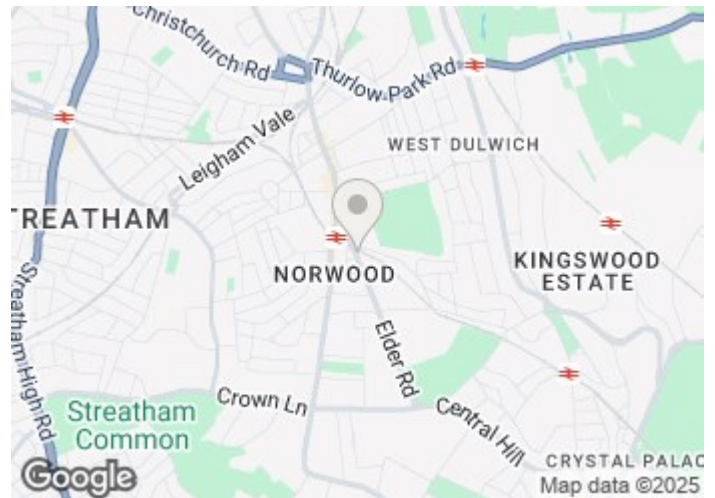


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253938)

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 79 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | | |
| (92 plus) A | | | 79 |
| (81-91) B | | | |
| (69-80) C | | | |
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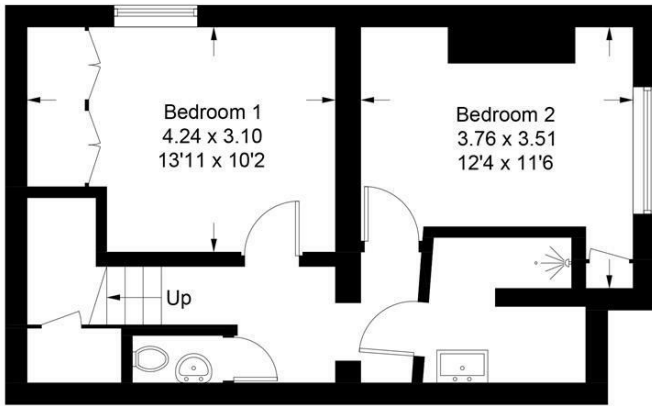
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

This property demands your full attention, view now to avoid disappointment

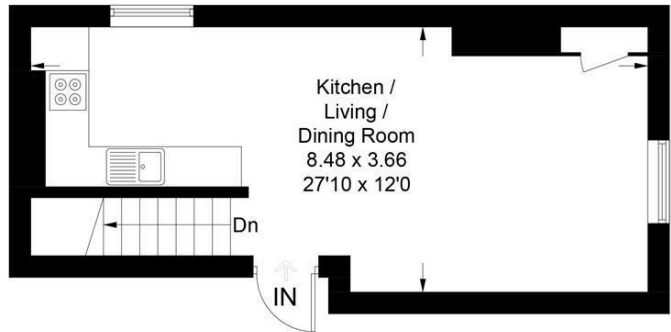
EPC Rating: D
Council Tax Band: C

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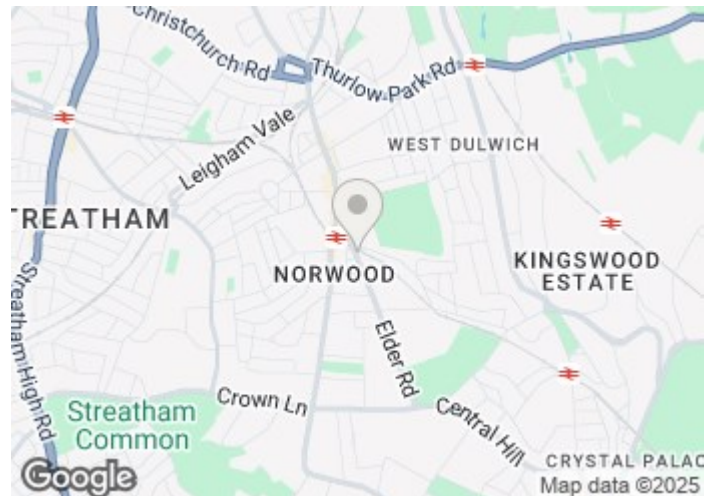


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