

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Thornlaw Road, West Norwood, SE27 0SA**

**Double Fronted Victorian House**

**Separate Self Contained Flat**

**No Onward Chain**

**£1,200,000 Freehold**

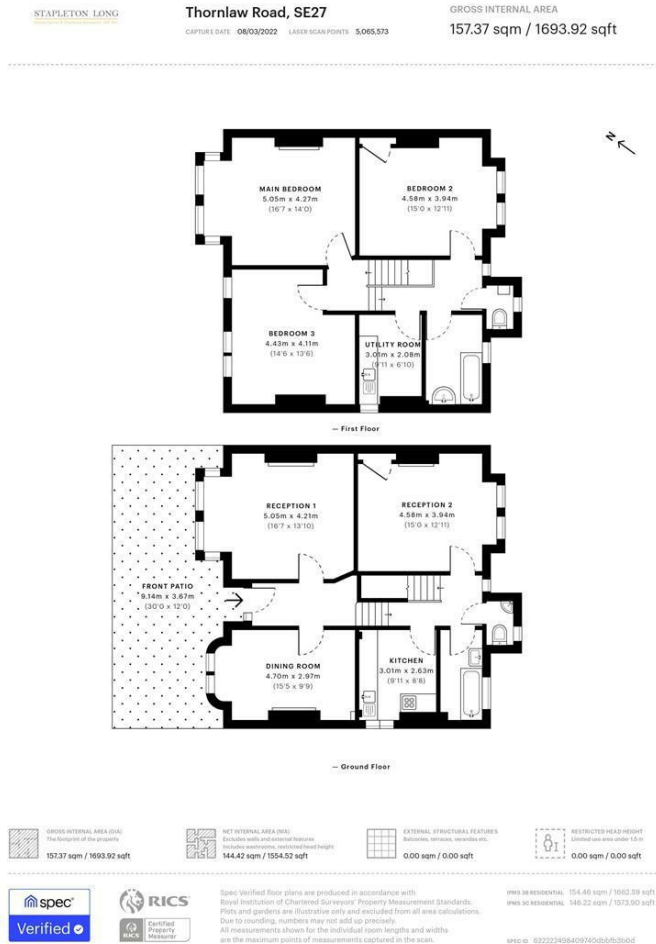
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

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 freehold imposing double fronted Victorian Home with scope to convert back into a large family home, or retain as two residential units

The main property boasts four bedrooms, two reception rooms, two bathrooms, two separate WCs, kitchen and utility room. The property offers spacious accommodation and retains much of its original character and charm.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.

Located to the side of the house you will find a 838 sqft self contained lower ground floor flat with its own private access which requires updating throughout

Thornlaw Road is one of the most premier and sought after tree lined roads in West Norwood and is only a short distance from West Norwood station and Bus Garage. Properties of this size, style and character are rarely available . As such, interest is expected to be high. To avoid disappointment, call now to arrange your

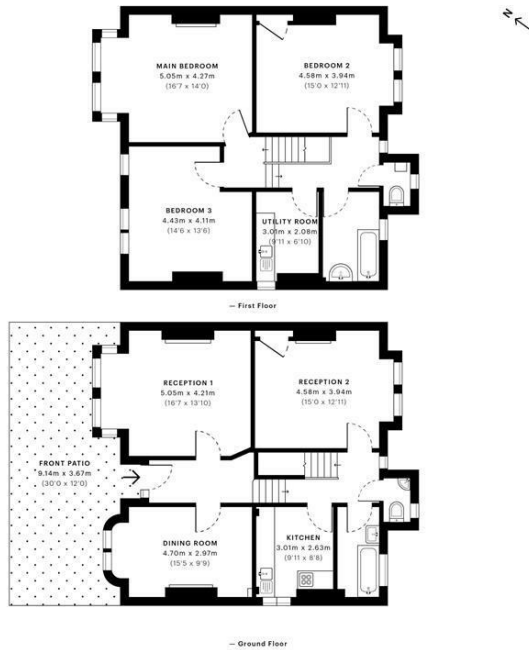
STAPLETON LONG

Thornlaw Road, SE27

CAPTURE DATE: 08/03/2022 LASER SCAN POINTS: 5,065,573

GROSS INTERNAL AREA

157.37 sqm / 1693.92 sqft



Space Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas 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.

IPMS 3B Residential: 154.48 sqm / 1662.59 sqft  
IPMS 3C Residential: 146.22 sqm / 1573.50 sqft

SPIC ID: 022223458409740/B0/B0/B0/B0

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viewing!

Available with no onward chain

EPC RATING: D

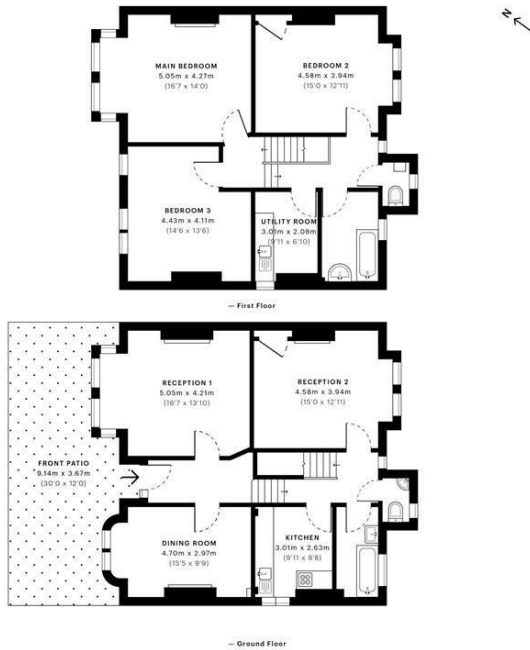
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Thornlaw Road, SE27

CAPTURE DATE: 08/03/2022 LASER SCAN POINTS: 5,065,573

GROSS INTERNAL AREA

157.37 sqm / 1693.92 sqft



GROSS INTERNAL AREA (GIA) The floor area of the property 157.37 sqm / 1693.92 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes balconies, terraces and patios 144.42 sqm / 1554.52 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Standard use area under 1.5m 0.00 sqm / 0.00 sqft
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IPMS 3 assessment: 154.48 sqm / 1662.59 sqft  
IPMS 2 assessment: 146.22 sqm / 1573.50 sqft  
SIC ID: 02222458409740/BS/63000

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