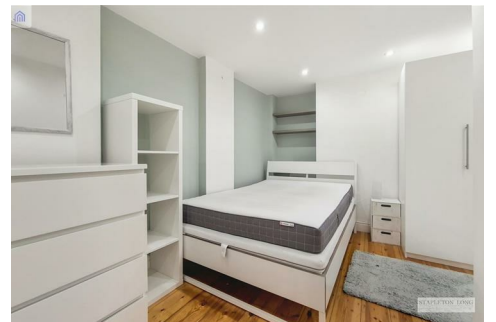


STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Broxholm Road, London, SE27 0BJ

Lower Ground Floor Maisonette

Two Bedrooms

Private Rear Garden

No Onward Chain

£410,000 Leasehold

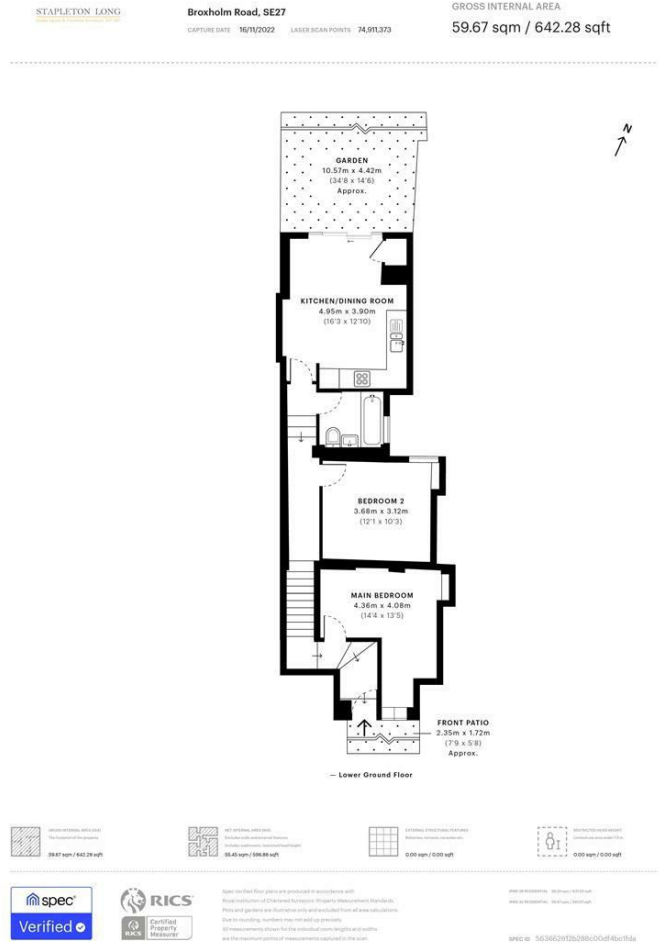
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

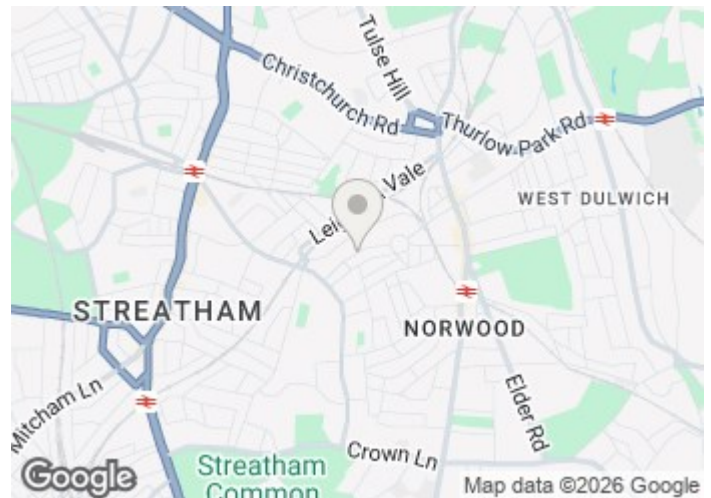
This fantastic lower ground floor maisonette located on the ever popular Broxholm Road, comprising of entrance hall, two bedrooms, open plan lounge/kitchen and a bathroom. Other benefits include gas central heating, double glazed windows and private rear garden

Offered with no onward chain



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			
England & Wales	EU Directive 2002/91/EC	70	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

View now to avoid disappointment

EPC RATING: C

COUNCIL TAX BAND: C

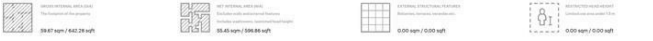
STAPLETON LONG

Broxholm Road, SE27

CAPTURE DATE: 16/10/2022 LASER SCAN POINTS: 74,911,373

GROSS INTERNAL AREA

59.67 sqm / 642.28 sqft

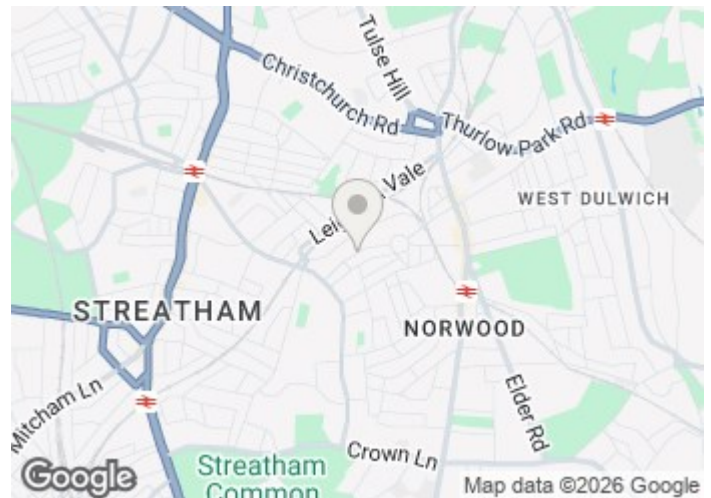


Note: The floor plan figures are provided as a guide only. They are not intended to be used for legal purposes. Please refer to the Land Registry records for the correct legal description of the property. The floor plan figures are approximate and are quoted for guidance only. All measurements shown are for the individual rooms and are not intended to be used for legal purposes.

SPIC ID: 5039297825980000460404134

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
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