

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Chestnut Road, London, SE27 9LE**

**Semi Detached House**

**Six Bedrooms**

**Private Well Maintained Garden**

**Off Street Parking**

**Prime Location**

**£1,850,000 Freehold**

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

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[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)





This stunning double fronted period family home located on this sought after tree lined residential road on the West Dulwich borders and a short walk from the vast array of all the local amenities. The property comprises of an impressive entrance hall, cloakroom, under stairs storage cupboard with a fitted wine rack, main reception/living room with fitted cupboards, utility room with wall and base units, an American fridge freezer and a washing machine, a family kitchen/dining room with ample wall and base units, a main preparation island with granite work surfaces, integrated dishwasher, two integrated salad drawers, free standing range cooker and large space for entertaining, you will also find bi-fold doors to the rear with access to the well maintained landscaped garden with the stunning premium sleepers for flower beds, numerous seasonal shrubs/plants, herb garden, a children’s sand pit, large garden shed, a hot tub and pergola.

On the first floor you will find four bedrooms, three doubles and single currently being used as an office, a large family bathroom and a separate WC, on the next floor you will find two further bedrooms, a walk in storage room and a shower room.

Other benefits include wooden sash double glazed windows, gas central heating, off street parking for two/three cars with a premium market leading Anderson EV Charge point, an integrated Bose surround sound and music system throughout the ground floor including exterior speakers in the garden (will remain in place), fully functionally home alarm

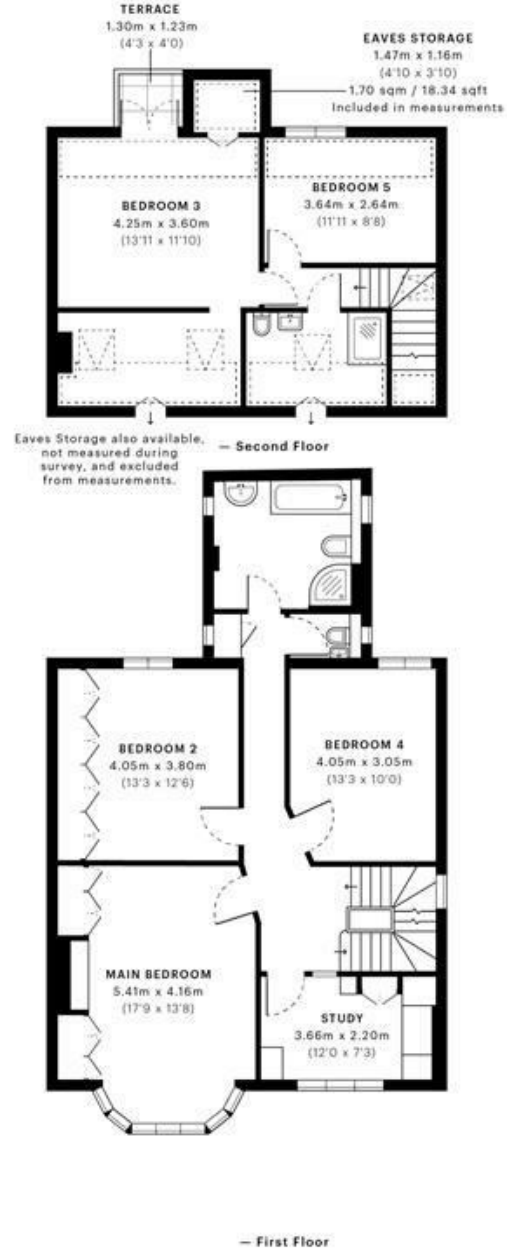
This property demands your full attention, view now to avoid disappointment.

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	

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		
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.



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
224.08 sqm / 2411.98 sqft

NET INTERNAL AREA (NIA)  
Excludes walls, external features  
Includes balconies, internal floor heights  
205.89 sqm / 2216.58 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, internal floor heights  
1.58 sqm / 17.11 sqft

RESTRICTED HEAD-HEIGHT  
Limited use area under 1.5m  
13.46 sqm / 144.89 sqft



Spec Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plans 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.

IPMS 10 RESIDENTIAL 224.08 sqm / 2411.98 sqft  
IPMS 10 RESIDENTIAL 205.89 sqm / 2216.58 sqft

spec id 56401c0c08e448b0db9d1f19