

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Park Hall Road, London, SE21 8ES**

**Spacious top floor conversion flat**

**Newly refurbished with a new boiler, bathroom and built-in kitchen  
Short walk to Dulwich Park, Dulwich Village and local green spaces**

**No Onward Chain**

**£375,000**

**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)

A beautifully presented spacious top floor one bedroom conversion flat, which has been lovingly refurbished to a high specification by the current owners

The property has a newly installed eat-in kitchen and a separate reception room allowing for plenty of living space or work from home options. The dual aspect, south facing views from the reception room and bedroom let in ample light, making it feel even more bright and spacious.

The flat is located within easy reach of local amenities, independent shops, cafés and restaurants. West Dulwich station is a 7-minute walk away with trains to London Victoria and Blackfriars. Outside the property there is also an abundance of free parking.

Viewings Highly Recommended!

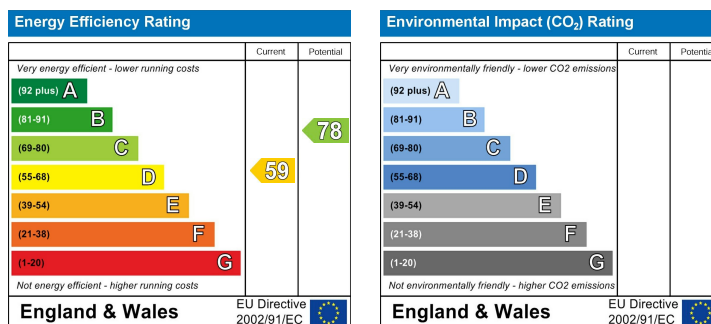
No onward chain

Ground Rent £200 per year

Maintenance Charge £250 per year

Lease granted in 2018 for 125yrs

EPC Rating: D



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.



- Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
57.62 sqm / 620.22 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
54.31 sqm / 584.59 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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 3B RESIDENTIAL: 56.88 sqm / 612.25 sqft  
IPMS 3C RESIDENTIAL: 54.81 sqm / 589.97 sqft

spec id: 605c53f81f01c0dd112ca82