

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Tivoli Road, West Norwood, SE27 0ED

**Two Bedroom House
Newly Decorated Throughout
Convenient Location
Two Reception Rooms
£2,000 Per Month**

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

We are pleased to offer to the market this two double bedroom Victorian house. The property has been newly decorated throughout and benefits from new carpets (to be fitted) and new laminate flooring. The house is conveniently located for the shops, eateries and excellent transport links, with West Norwood British Rail station and the bus garage being a short distance away.

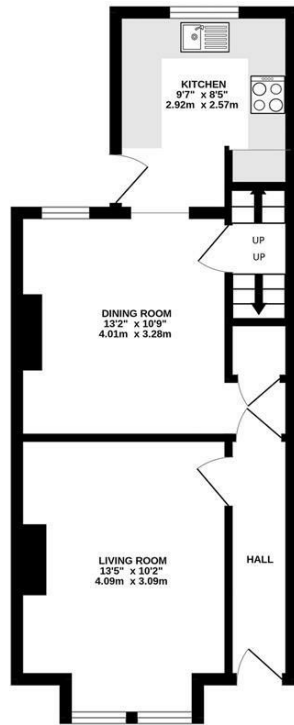
The property is offered unfurnished and available early July

View now to avoid disappointment

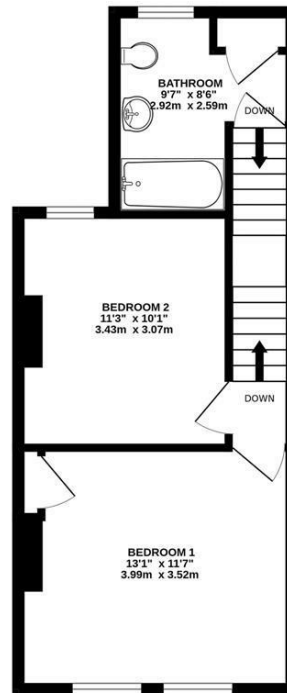
Council Tax Band: D

EPC RATING: D

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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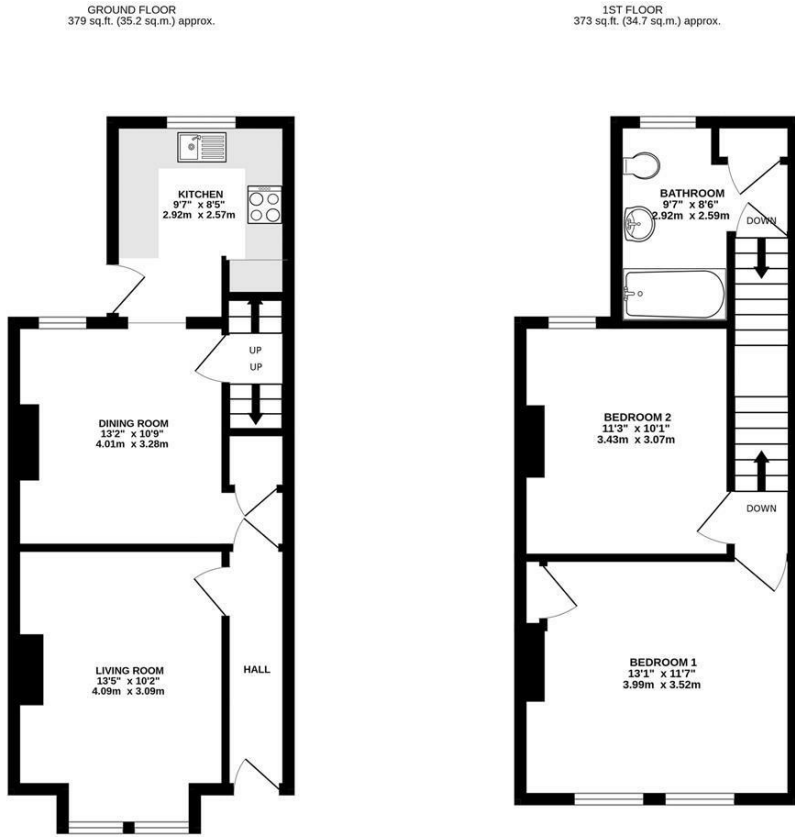
Reception 13'21" x 10'88" (4.50 x 5.28)

Bedroom 15'02" x 9'66" (4.62 x 4.42)

Bedroom 13'09" x 11'60" (4.19 x 4.88)

Bedroom 11'36" x 10'17" (4.27 x 3.48)

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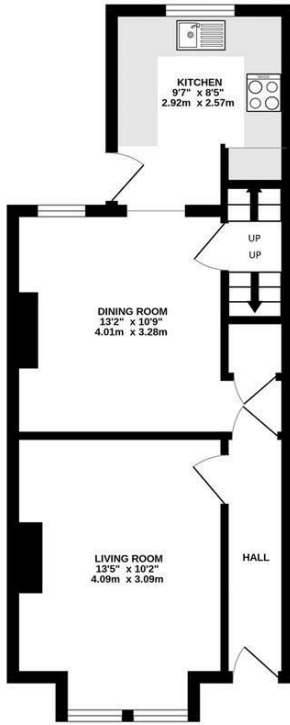
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