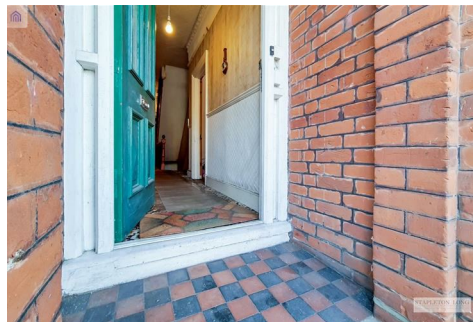


# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Thornlaw Road, London, SE27 0SA**

**Offers In Excess Of £800,000 Freehold**

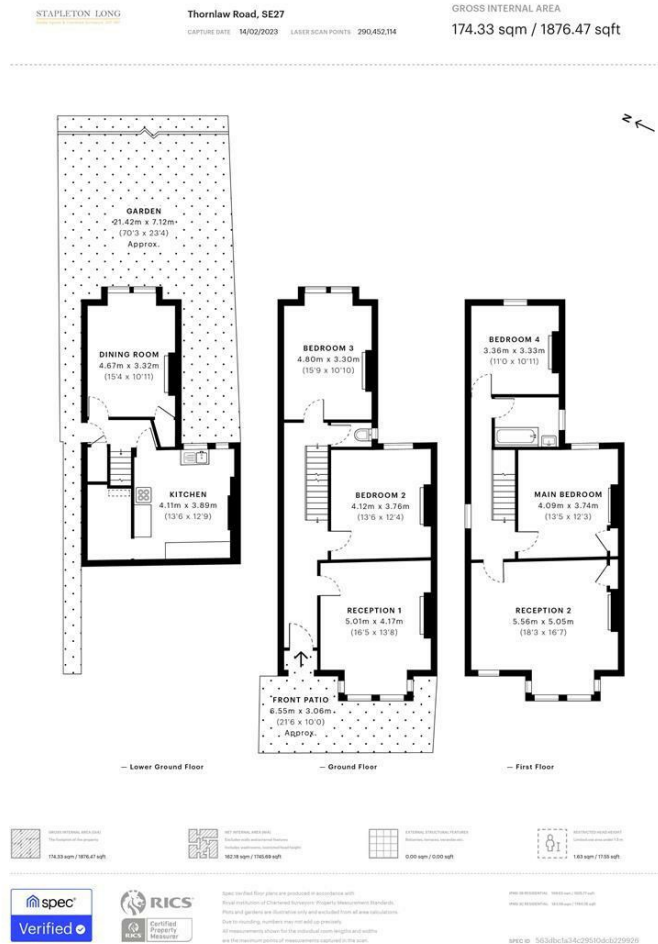
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

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

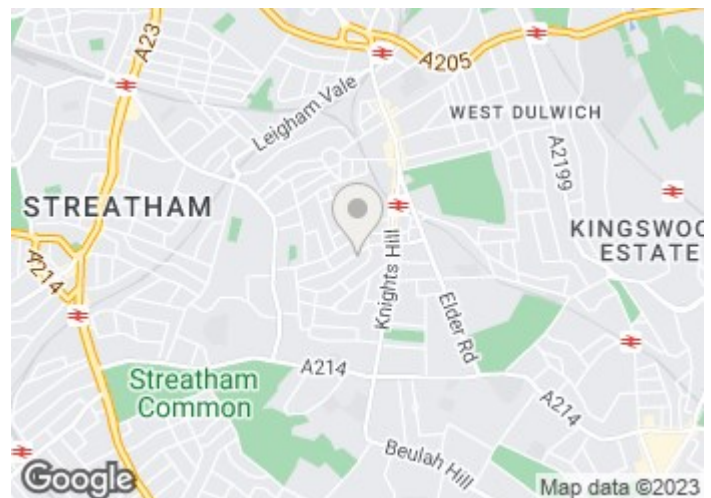
This fantastic detached period house located on the ever popular Thornlaw Road, comprising of entrance hall, two ground floor receptions, two further lower ground floor reception rooms, cloakroom, four double bedrooms and a family bathroom. The property retains many original features and requires complete refurbishment throughout. Other benefits include private rear garden, gas central heating and no onward chain

View now to avoid disappointment.



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

# Freehold

## Council Tax Band: F

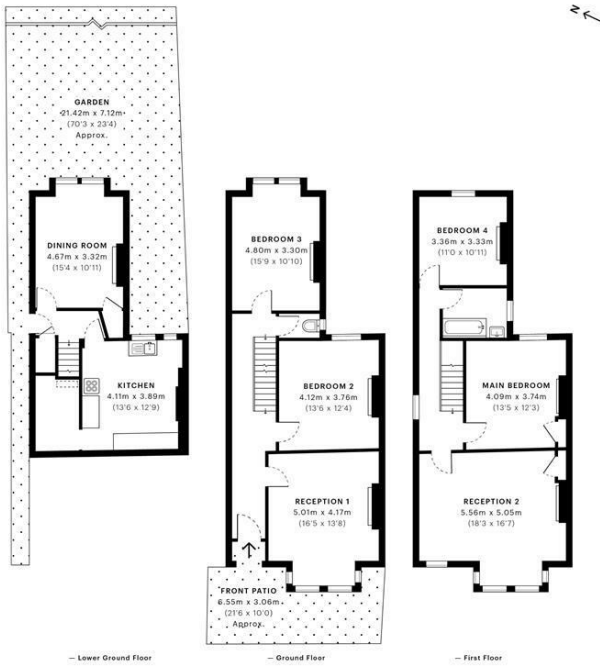
STAPLETON LONG

Thorlaw Road, SE27

GROSS INTERNAL AREA

174.33 sqm / 1876.47 sqft

CAPTURE DATE: 14/02/2023  
LASER SCAN POINTS: 290452,114

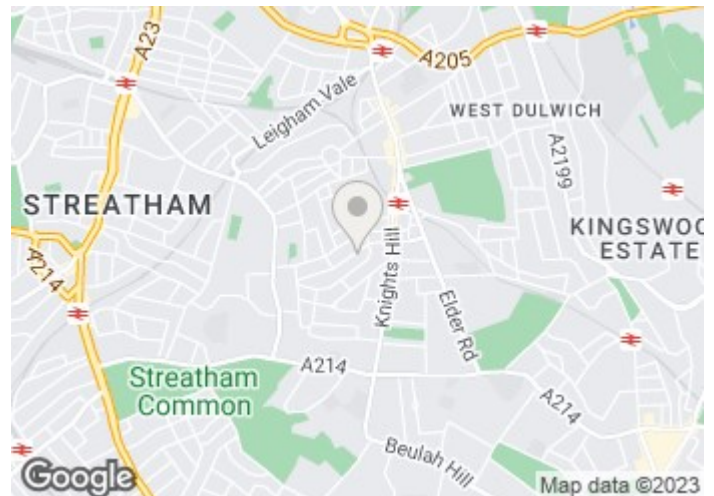


Notes on floor area plans are provided in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Please refer to the standards for more information on how to calculate floor area. Dimensions are given in metres and feet. All measurements shown are for the individual rooms, angles and walls. All measurements are approximate and may vary slightly from the actual.

SPIC ID: 50338c152429500603299929

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