

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Yeoman Close, London, SE27 0PS**

**Purpose Built Flat**

**Two Bedrooms**

**Prime Location**

**Viewings Highly Recommended**

**£355,000 Leasehold**

**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 purpose built property located within easy reach of West Norwood's ever popular High St with its vast array of shops, bars, restaurant's and the West Norwood Train Station, the property comprises of entrance hall with storage cupboards, newly fitted kitchen, lounge, bathroom and two bedrooms. Other benefits include gas central heating and double glazed windows  
Viewings highly recommended

Yeoman Close

Approximate Gross Internal Area = 58.6 sq m / 631 sq ft

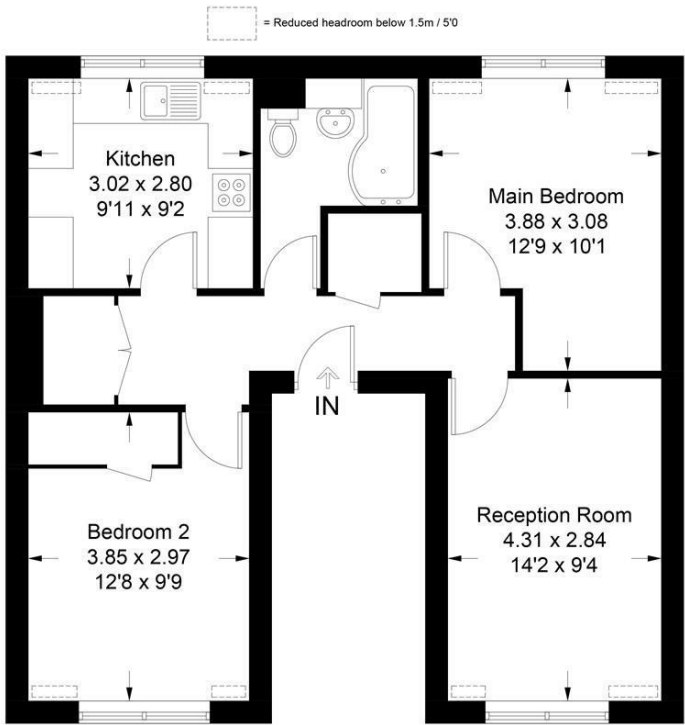
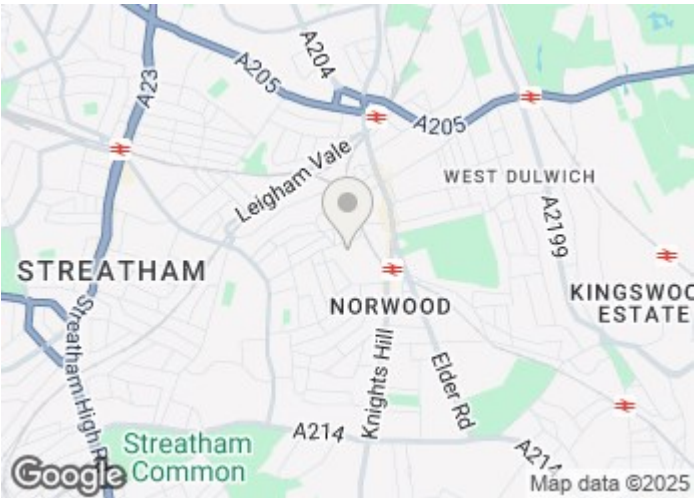
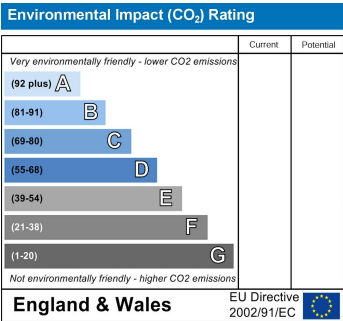
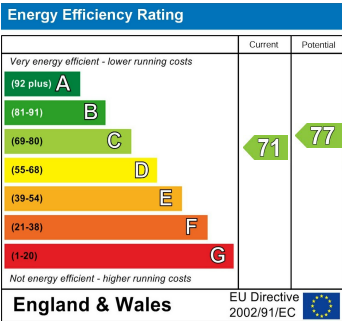


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1227257)



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.

EPC Rating: C  
Council Tax Band: B

Please see below vendors comments:

"I moved into this property in 2016. At the time, I was 27 and was working in Canary Wharf. I've really

Yeoman Close

Approximate Gross Internal Area = 58.6 sq m / 631 sq ft

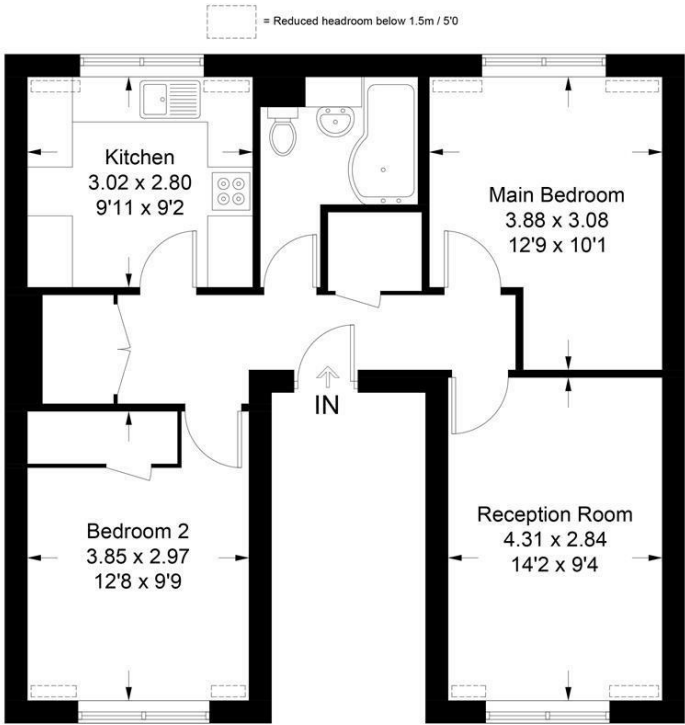
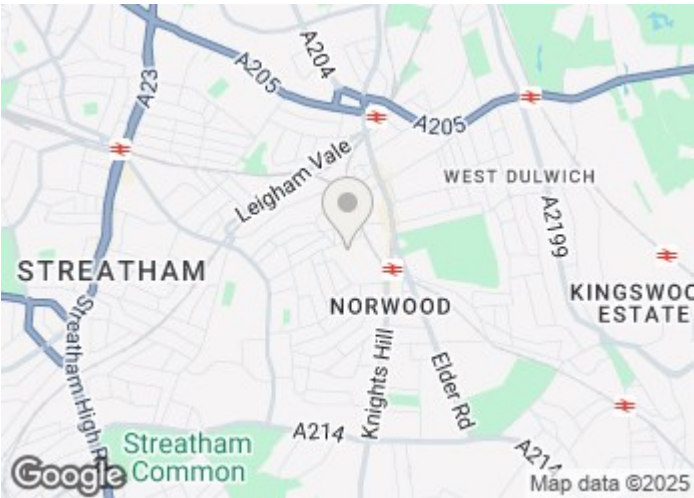
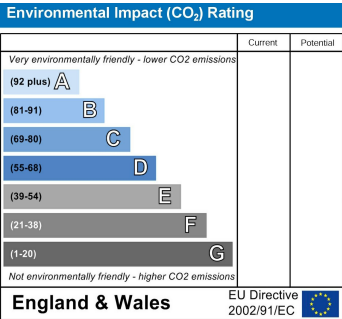
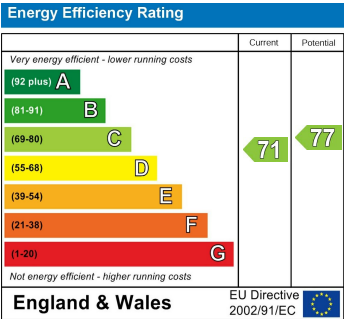


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1227257)



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.



enjoyed my time here. It's well connected, and I have had two train stations within a short walking distance that I could use to get to London Bridge, Victoria, St Pancras International, Blackfriars, and other parts of London rather easily. Whilst living here, I've not needed a car, but if I wanted one, parking wouldn't have been an issue as there's plenty of permit-free street parking. The area itself is quiet but very vibrant; within a 5-minute walk, there's a local cinema, a library, bakeries, pubs/restaurants, and on the first Sunday of every month, there's a festival with food stalls, artwork, and independent retailers. Within a 2-minute walk, there's a

Yeoman Close

Approximate Gross Internal Area = 58.6 sq m / 631 sq ft

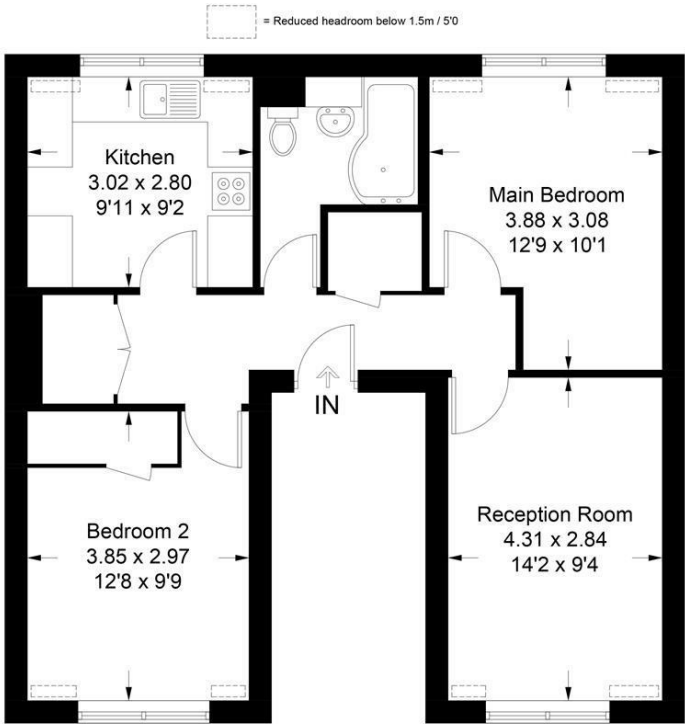
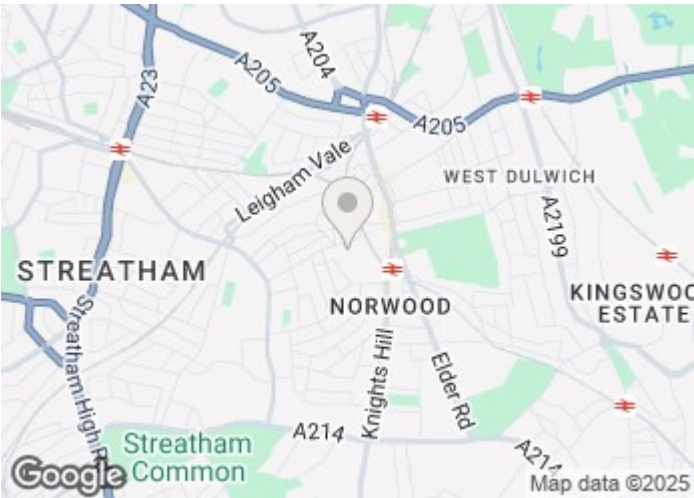
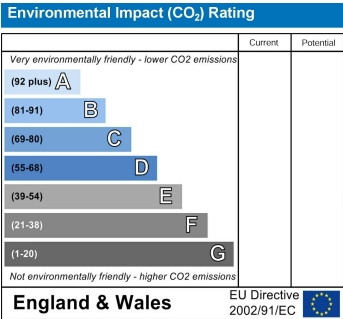
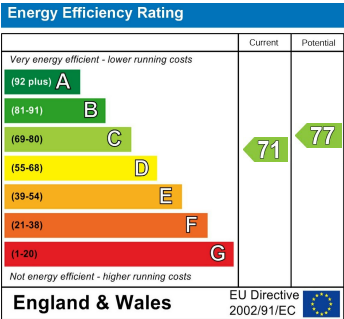


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1227257)



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.

leisure centre which houses a gym, swimming pools, various sports classes, and a GP surgery. I've really enjoyed my time here, and I hope you will too."

Yeoman Close

Approximate Gross Internal Area = 58.6 sq m / 631 sq ft

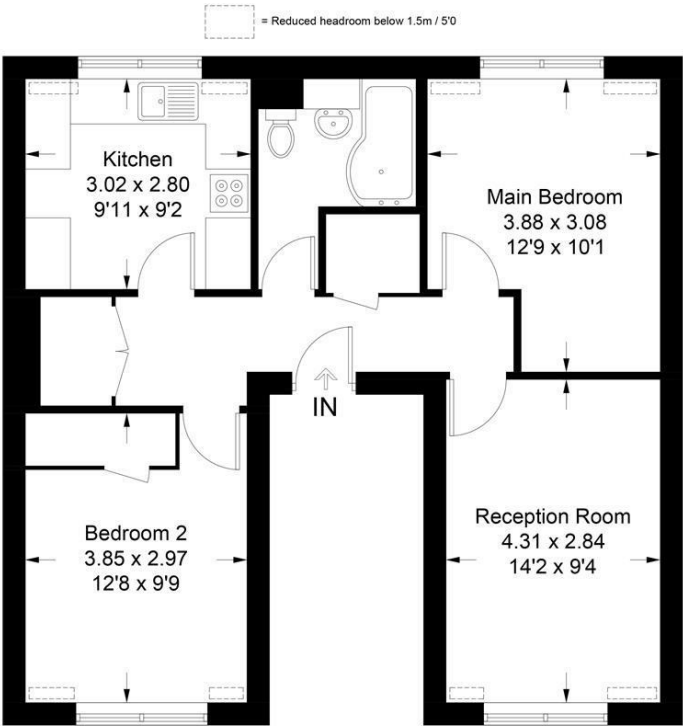
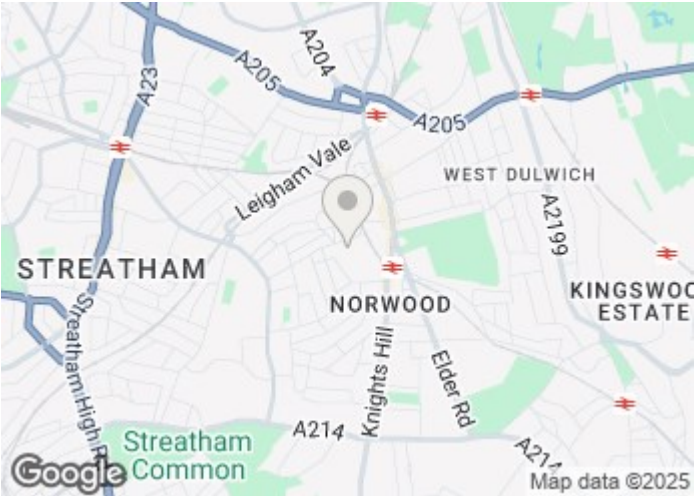


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1227257)

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.