

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Thornlaw Road, West Norwood, SE27 0SA

Double Fronted Victorian House

Separate Self Contained Flat

No Onward Chain

£1,200,000 Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

We are pleased to offer this freehold imposing double fronted Victorian Home with scope to convert back into a large family home, or retain as two residential units

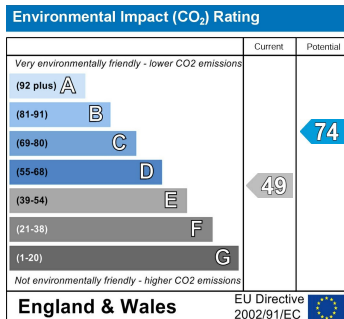
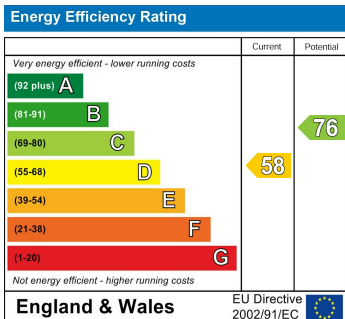
The main property boasts four bedrooms, two receptions rooms, two bathrooms, two separate WCs, kitchen and utility room. The property offers spacious accommodation and retains much of its original character and charm.

Located to the side of the house you will find a 838 sqft self contained lower ground floor flat with its own private access which requires updating throughout

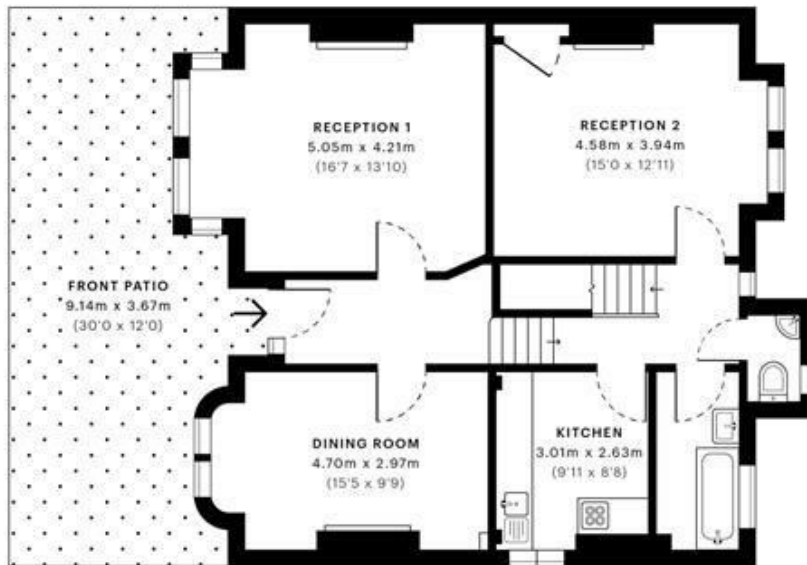
Thornlaw Road is one of the most premier and sought after tree lined roads in West Norwood and is only a short distance from West Norwood station and Bus Garage. Properties of this size, style and character are rarely available . As such, interest is expected to be high. To avoid disappointment, call now to arrange your viewing!

Available with no onward chain

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.



GROSS INTERNAL AREA (GIA)
The footprint of the property
157.37 sqm / 1693.92 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head heights
144.42 sqm / 1554.52 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 154.46 sqm / 1662.59 sqft
IPMS 3C RESIDENTIAL 146.22 sqm / 1573.90 sqft

SPCO ID 62222498409740dbbf3b0d