Gipsy Road, London, SE27 9QS

Split Level Conversion Flat
Three Bedrooms
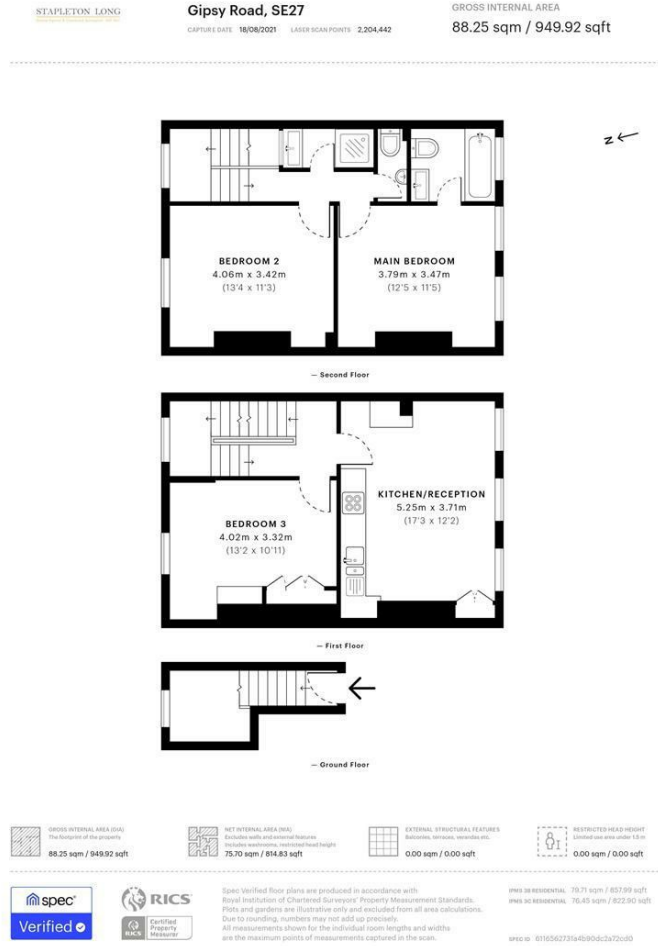**Open Plan Lounge/kitchen**

£2,000 PCM

TO VIEW THIS PROPERTY CALL: 020 8670 9111
Email: norwood.sales@stapletonlong.co.uk   www.stapletonlong.co.uk

A fantastic opportunity to rent this split level first and second floor conversion flat, comprising of entrance hall, open plan reception/kitchen, three bedrooms, shower room, separate wc, and en-suite bathroom. The property has undergone a complete refurbishment to a very high standard and offered in immaculate condition

Other benefits include double glazed windows, gas central heating and offered part furnished.

STAPLETON LONG

Gipsy Road, SE27

CAPTURE DATE 18/08/2021   LASER SCAN POINTS 2,204,442

GROSS INTERNAL AREA
88.25 sqm / 949.92 sqft

BEDROOM 2
4.06m x 3.42m
(13'4 x 11'3)

MAIN BEDROOM
3.79m x 3.47m
(12'5 x 11'5)

— Second Floor

BEDROOM 3
4.02m x 3.32m
(13'2 x 10'11)

KITCHEN/RECEPTION
5.25m x 3.71m
(17'3 x 12'2)

— First Floor

— Ground Floor

GROSS INTERNAL AREA (GIA)	NET INTERNAL AREA (NIA)	EXTERNAL STRUCTURAL FEATURES	RESTRICTED HEAD HEIGHT
88.25 sqm / 949.92 sqft	75.70 sqm / 814.83 sqft	0.00 sqm / 0.00 sqft	0.00 sqm / 0.00 sqft

spec Verified   RICS Certified Property Measurer

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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
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Available Mid October

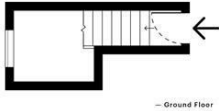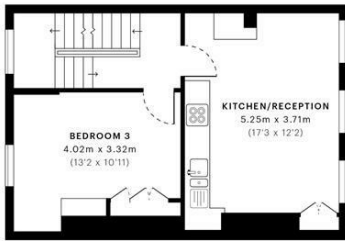View now to avoid disappointment

EPC RATING: C
Council Tax Band: C

F

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| | GROSS INTERNAL AREA (GIA) The footprint of the property 88.25 sqm / 949.92 sqft | | NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 75.70 sqm / 814.83 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 |

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IPMS 3B RESIDENTIAL 79.71 sqm / 857.99 sqft
IPMS 3C RESIDENTIAL 76.45 sqm / 822.90 sqft

SPEC ID 6116562735a4b90dc2a72cd0

Energy Efficiency Rating

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Very energy efficient - lower running costs			
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England & Wales   EU Directive 2002/91/EC

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Information for Tenants: Properties in England

Relevant letting fees and tenant protection information

In addition to paying rent for the property, you may also be required to make the following permitted payments:

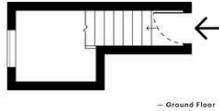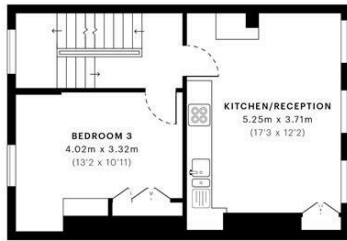Before the tenancy starts:

• Holding Deposit: 1 week's rent or £150

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• Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).
During the tenancy:
• Payments to other third parties: such as Council Tax, utilities or payments for communications services;
• Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and
• Tenancy Transaction Charges: such as requests to vary or assign the tenancy.
Tenant Protection

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Stapleton Long is a member of the Royal Institution of Chartered Surveyors (RICS) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.
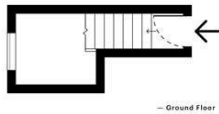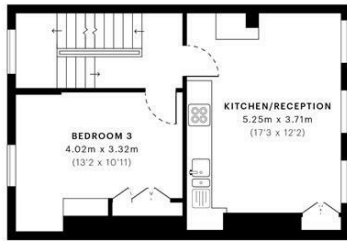

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