

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Gipsy Road, London, SE27 9QS

Split Level Conversion Flat

Three Bedrooms

Open Plan Lounge/kitchen

£2,000 PCM

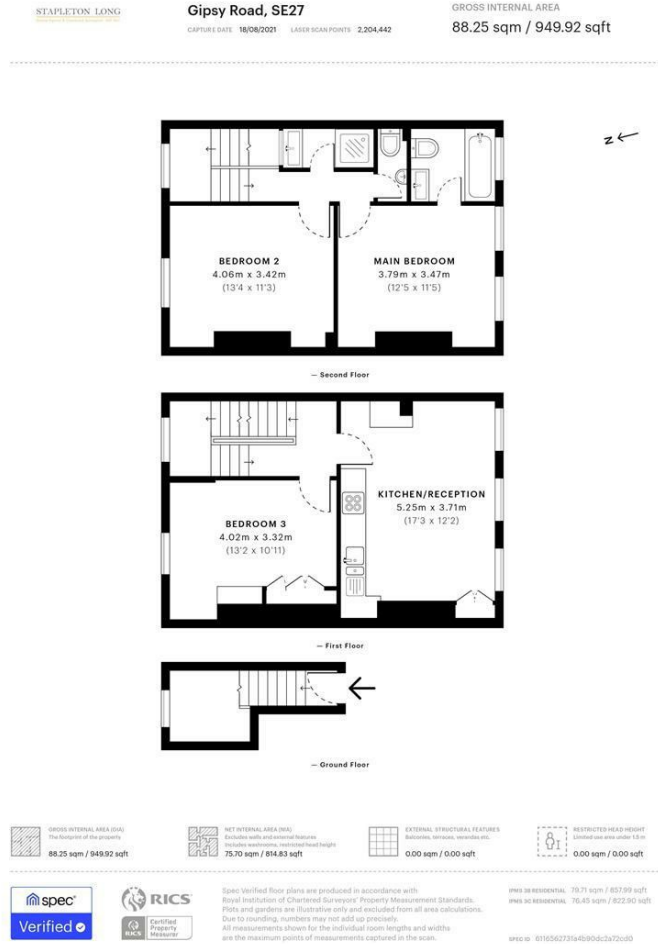
TO VIEW THIS PROPERTY CALL: 020 8670 9111

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.



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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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.

Available Mid October

View now to avoid disappointment

EPC RATING: C

Council Tax Band: C

F

STAPLETON LONG

Gipsy Road, SE27

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

GROSS INTERNAL AREA

88.25 sqm / 949.92 sqft



GROSS INTERNAL AREA (GIA) The floor area of the property 88.25 sqm / 949.92 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes extensions, porches, etc. 75.70 sqm / 814.83 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas, etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Standard use area under 1.5m 0.00 sqm / 0.00 sqft
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Space Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas 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 on the scan.

IPMS 3B assessment: 78.71 sqm / 857.99 sqft
IPMS 3C assessment: 76.45 sqm / 822.90 sqft
SPIC ID: 016362735409052475200

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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

STAPLETON LONG **Gipsy Road, SE27** **GROSS INTERNAL AREA**
 CAPTURE DATE: 18/08/2021 LATEST SCAN POINTS: 2,204,442 **88.25 sqm / 949.92 sqft**

z ←

— Second Floor

— First Floor

— Ground Floor

VERIFIED **RICS** **Spec** **Verified**

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AREA MEASUREMENTS: 79.71 sqm / 857.99 sqft
 AREA AS REPRESENTED: 76.45 sqm / 822.90 sqft

SPIC ID: 0163627354090524752020

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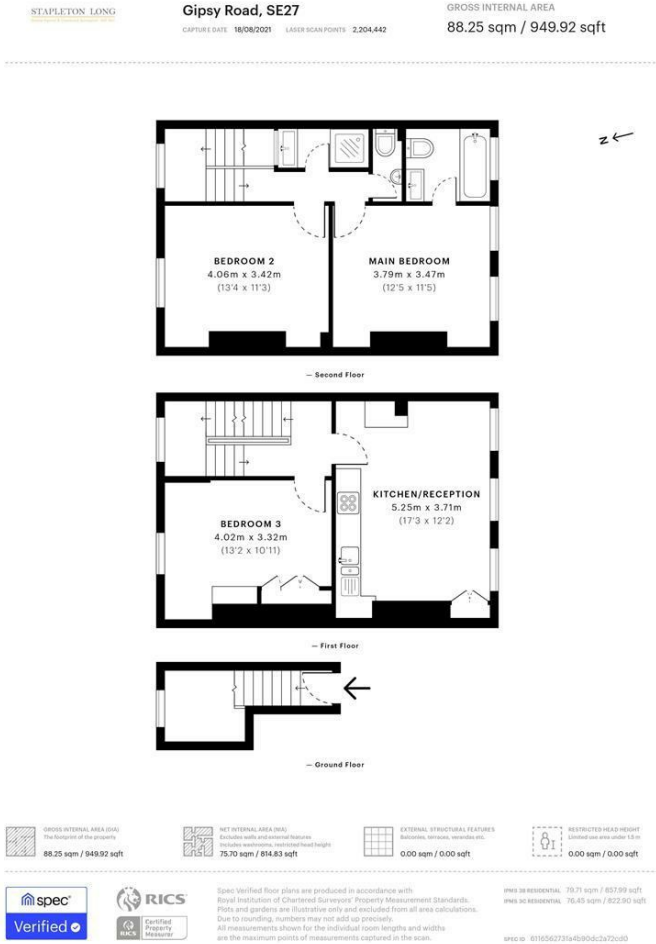
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- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).
- During the tenancy:
 - Payments to other third parties: such as Council Tax, utilities or payments for communications services;
 - Default Charges: 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.

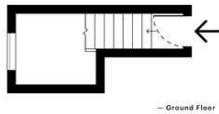
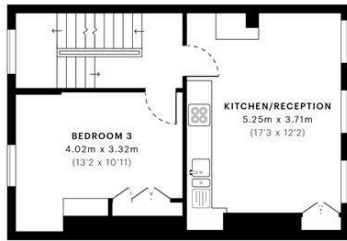
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