

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Chestnut Road, West Norwood, SE27 9LE

Ground Floor Conversion Flat

One Bedroom

Private Rear Garden

Prime Location

Share of Freehold

Period Features

Offers In The Region Of £370,000 Leasehold - Share of Freehold

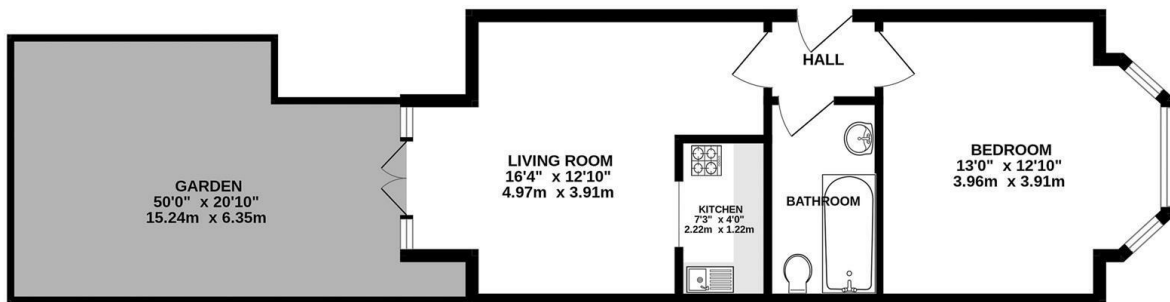
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic Edwardian ground floor conversion flat located on this prime residential Road with easy access to West Dulwich, West Norwood and Tulse Hill. The property requires some minor updating and has full planning permission in place for the erection of a single storey in-fill extension. The property comprises of entrance hall, lounge, small kitchen, bathroom and one double bedroom. Other benefits include newly fitted wooden double glazed windows, gas central heating, storage cupboard, communal front gardens and private South facing rear garden

GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.

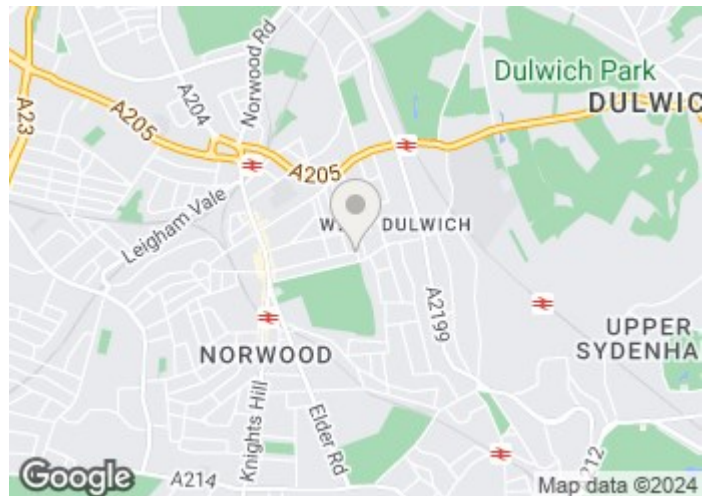


TOTAL FLOOR AREA: 417 sq.ft. (38.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		60	
(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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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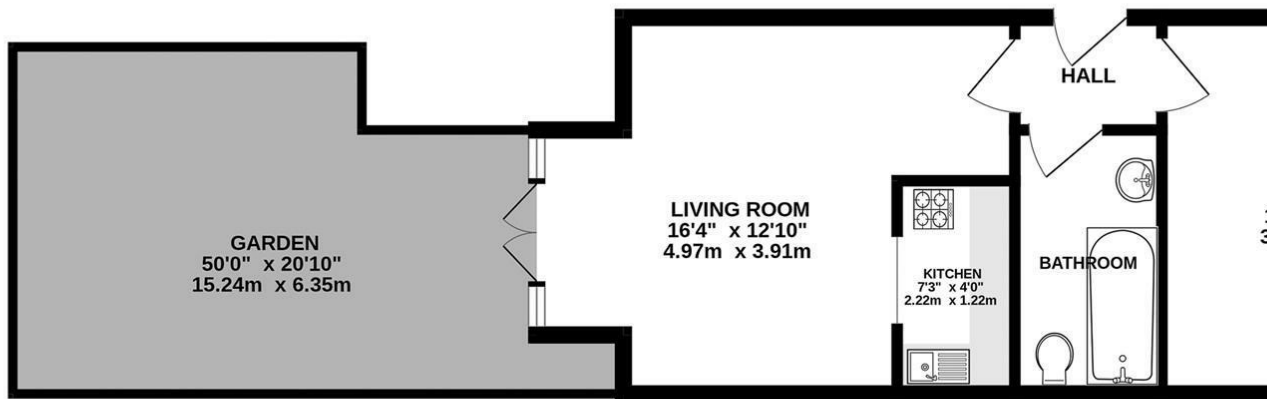


Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

This property demands your full attention, view now.

Share of Freehold
 Council Tax Band: C
 EPC: D

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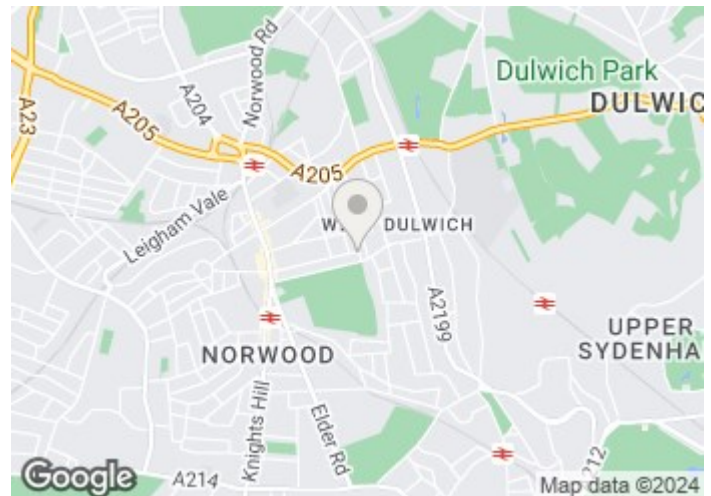


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