

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Knights Hill, West Norwood, SE27 0HY**

**Well Presented First Floor Flat**

**Two Bedrooms**

**Private Rear Garden**

**No Onward Chain**

**£335,000 Leasehold**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

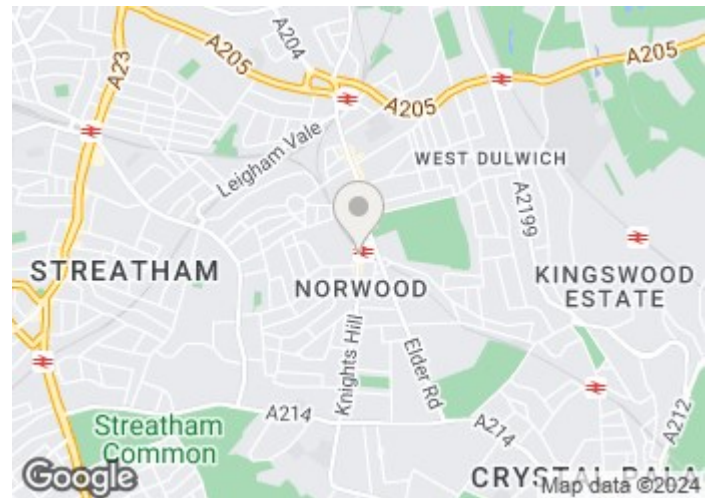
[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

This fantastic flat located in the heart of West Norwood, with the Train Station a two minute walk. This first floor newly decorated flat above shops comprises of entrance hall, open plan lounge/kitchen, two double bedrooms and a shower room. Other benefits include a fully fitted kitchen with an integrated fridge/freezer, slim line dish washer, electric oven and hob, brand new shower room, double glazed windows and a private rear garden.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	67	72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
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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.

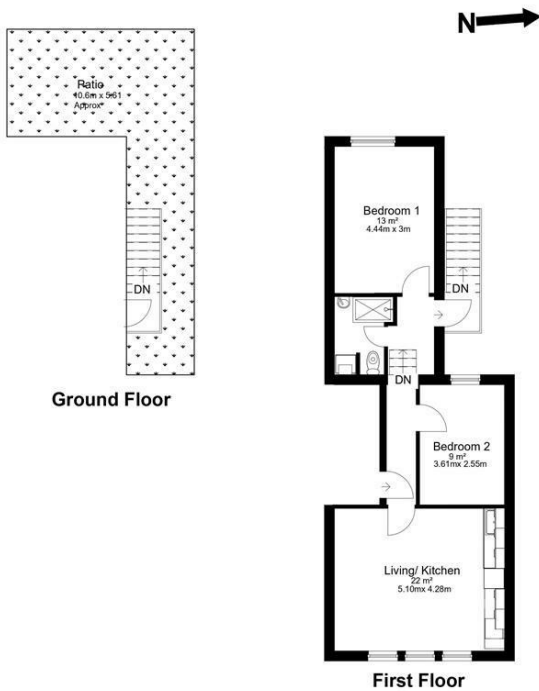
Viewings highly recommended

No Onward Chain

Remaining lease: 115 years

Ground rent: £250 per annum

Service charge: £1000 per annum



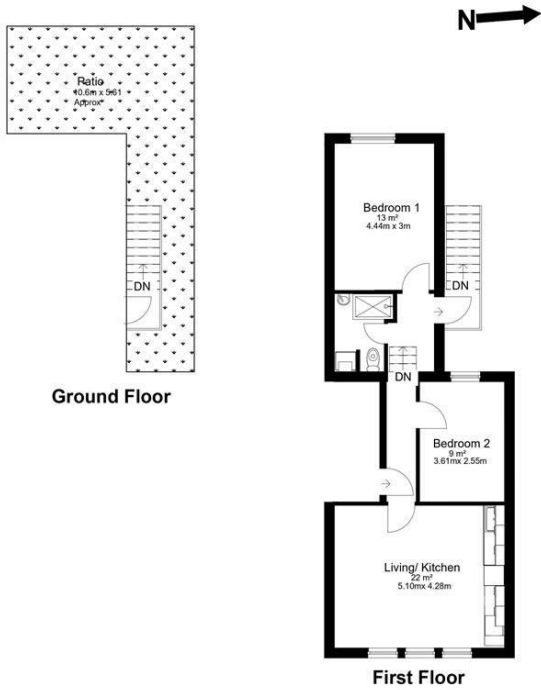
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Council tax band: C  
 EPC RATING: D



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