

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Clive Road, London, SE21 8BZ

Ground Floor Flat

Rear Garden

Share of Freehold

No Onward Chain

£325,000 Leasehold - Share of Freehold

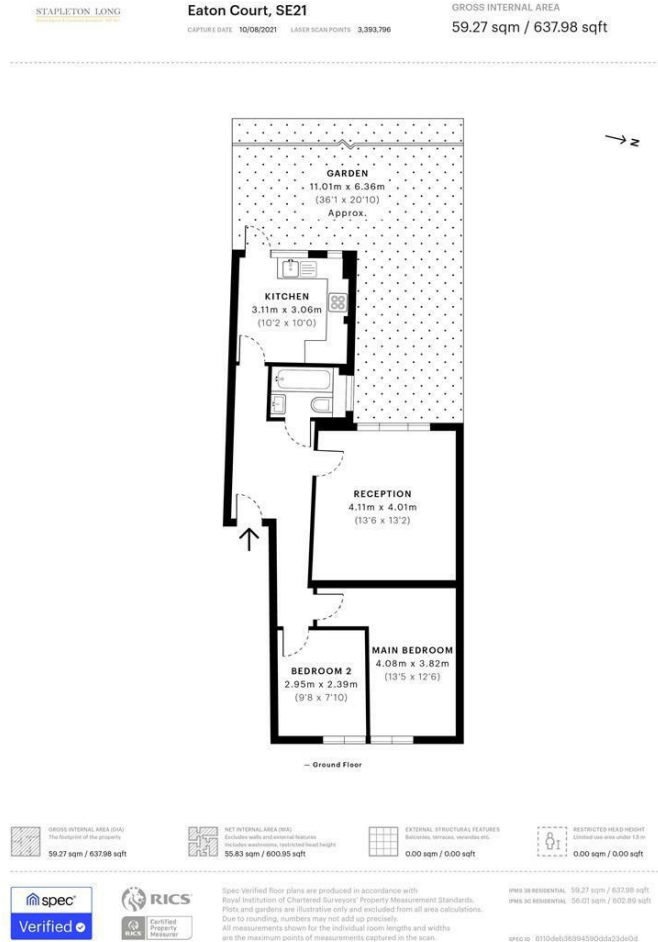
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

We are very pleased to offer this fantastic ground floor flat located on the popular Clive Road, the property comprises of entrance hall, lounge, kitchen, bathroom and two bedrooms. Other benefits include gas central heating, laminate flooring and private rear garden
Offer with no onward chain, view now to avoid disappointment

Share Of Freehold



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	66	77

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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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.

Council Tax Band: B
EPC Rating: D

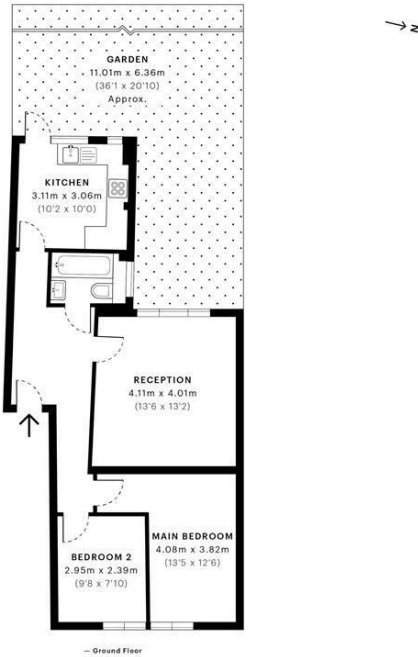
STAPLETON LONG

Eaton Court, SE21

CAPTURE DATE: 10/06/2021 LASER SCAN POINTS: 3,393,796

GROSS INTERNAL AREA

59.27 sqm / 637.98 sqft



GROSS INTERNAL AREA (GIA) The floor area of the property 59.27 sqm / 637.98 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes balconies, verandas etc. 55.83 sqm / 600.95 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. Plans 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 on the scan.

IPMS measurement: 59.27 sqm / 637.98 sqft
IPMS ac assessment: 56.01 sqm / 602.89 sqft
SMA no: 0110-663-999-4390-654135404

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