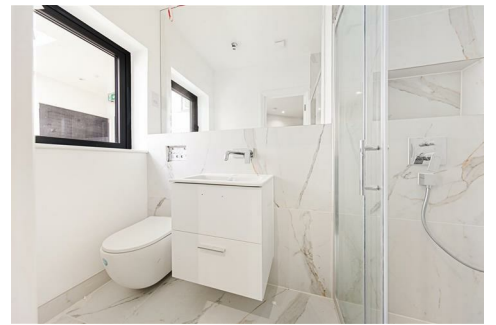


# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Dalton Street, London, SE27 9HS**

**Brand New Apartment**

**Two Bedrooms**

**No Onward Chain**

**£575,000 Leasehold**

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

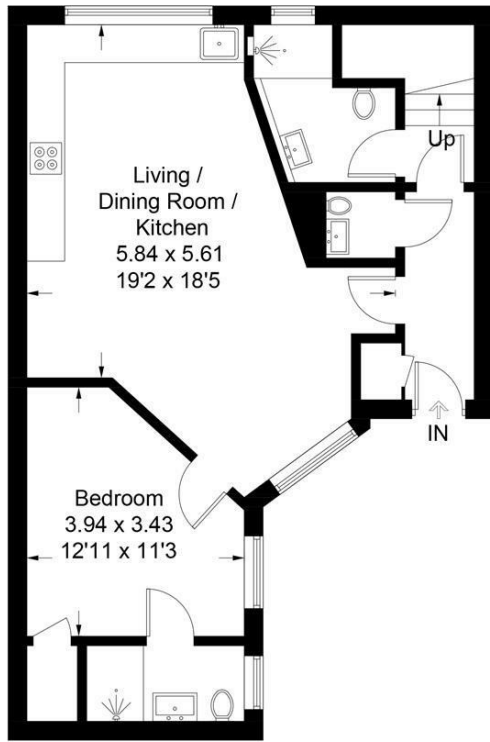
Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

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

Currently under the final stages of construction, this brand new split level ground floor apartment. Comprising of court yard style front garden, entrance hall, storage cupboard, wc, shower room, open plan lounge/kitchen with fully fitted appliances, main bedroom with an en-suite shower room, and stairs up to bedroom two. Other benefits include double glazed windows, electric heating system and no onward chain. Located in prime location for all the local amenities and walking distance to both West Norwood and Tulse Hill train stations.

### Apartment 1

Approximate Gross Internal Area = 79.7 sq m / 858 sq ft



Ground Floor

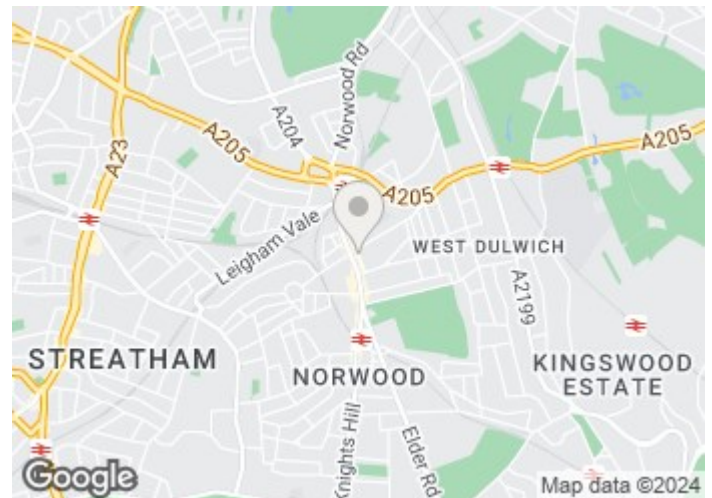


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1109936)

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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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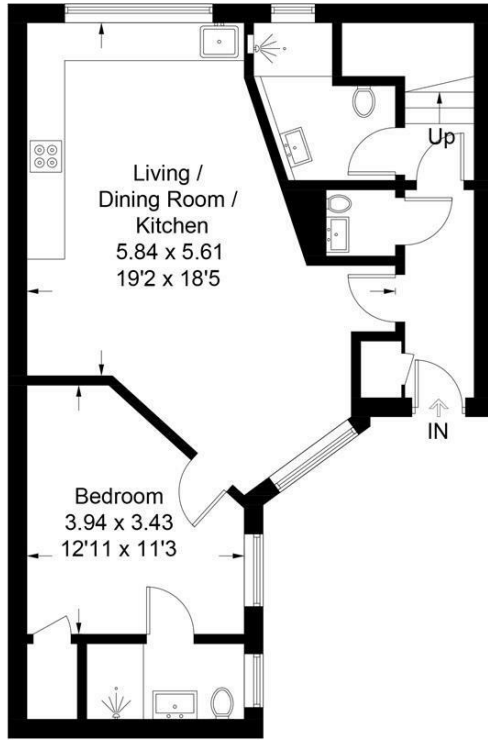
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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 to avoid disappointment

## Apartment 1

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Ground Floor

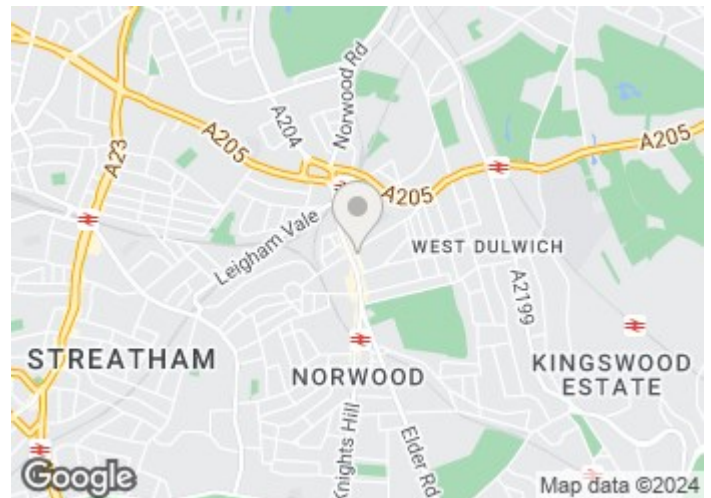


First Floor

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