

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



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

**Top Floor Apartment  
Roof Terrace Front Garden Area  
One Bedroom  
Open Plan  
No Onward Chain**

**£465,000 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 stunning brand new top floor apartment on the final stages of construction, comprising of

### Apartment 4

Approximate Gross Internal Area = 51.5 sq m / 554 sq ft

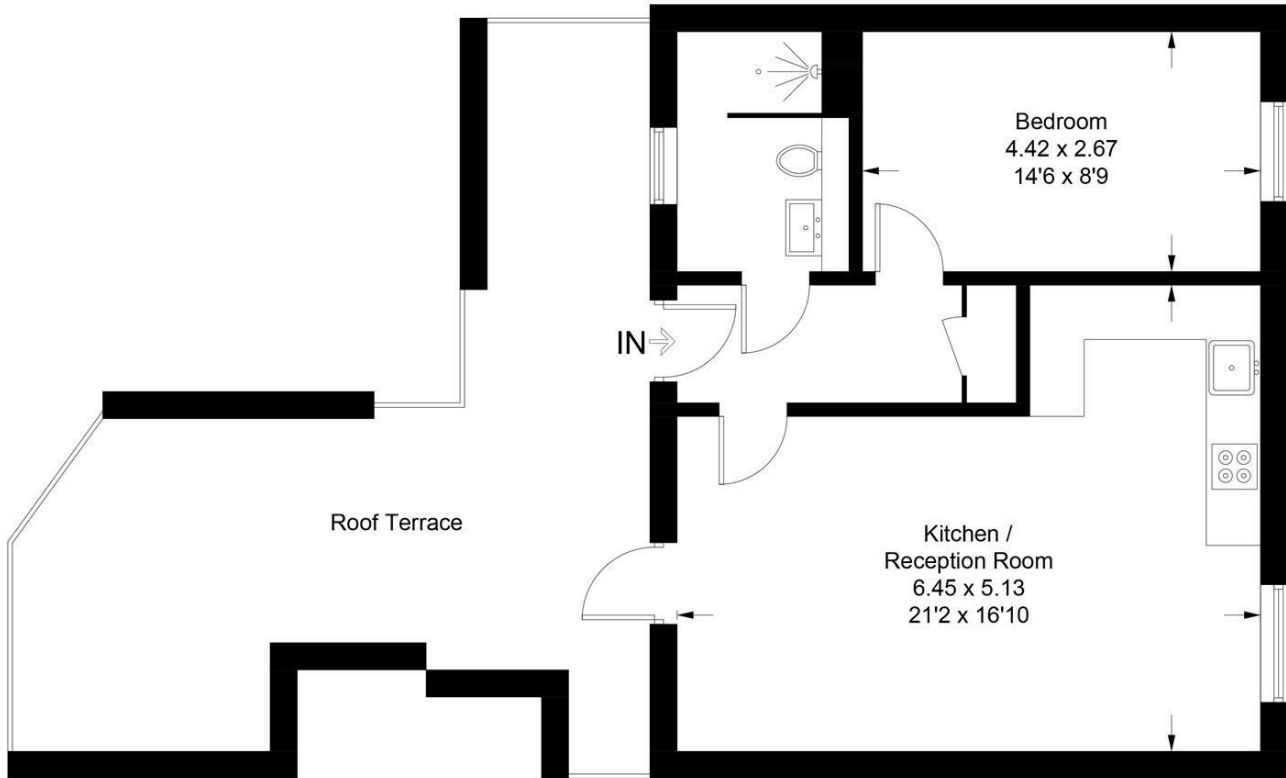
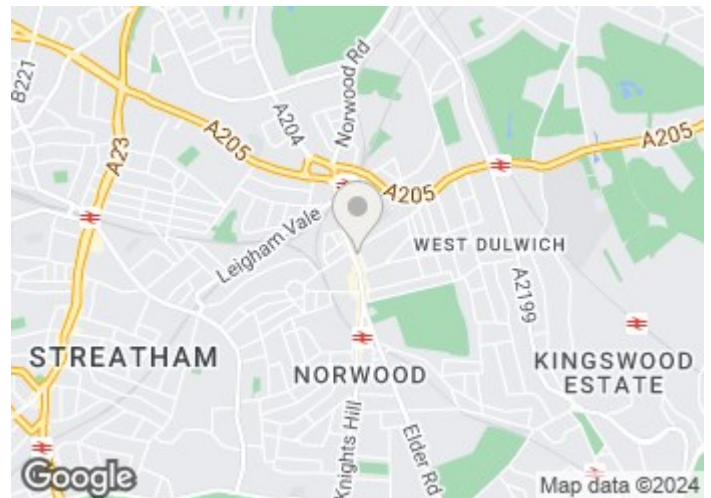


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1109940)

| 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>   |                         |         |           |
| (39-54) <b>E</b>   |                         |         |           |
| (21-38) <b>F</b>   |                         |         |           |
| (1-20) <b>G</b>  |                         |         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |         |           |
| <b>England &amp; Wales</b>                                 | 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.