

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Hawarden Grove, Herne Hill, SE24 9DH

Three Bedroom Conversion Flat
Spacious Accommodation with Balcony
Close to Brockwell Park and Herne Hill Station (Zone 2 & 3)
Loft Space Included
No Onward Chain
New 999 Year Lease

Guide Price £650,000 Leasehold

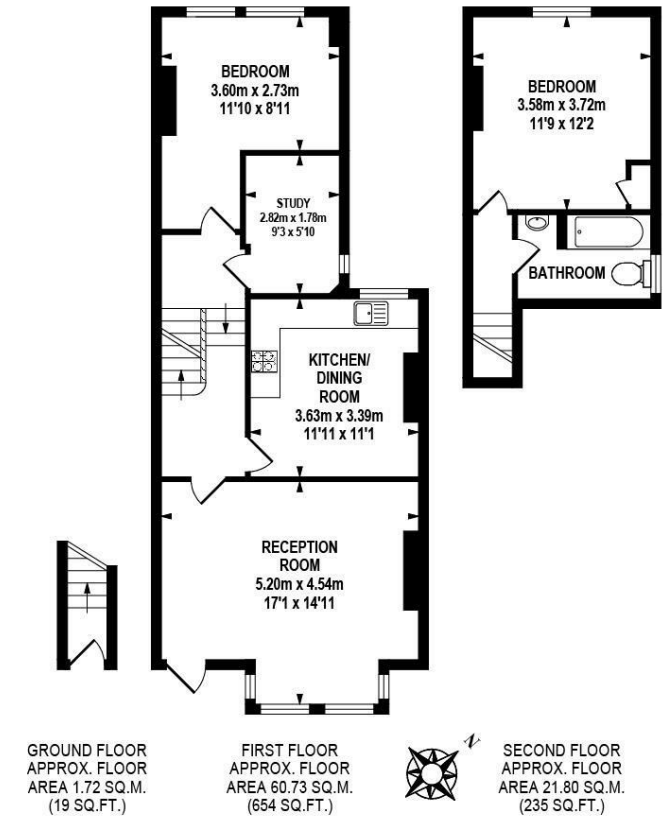
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

Set within the catchment area of Rosendale Primary School is this charming three bedroom period conversion flat. The property is conveniently located for all the bars, shops and restaurants of Herne Hill. The property also benefits from being in close proximity of Herne Hill Railway station. Interest is expected to be high, call now to avoid disappointment!

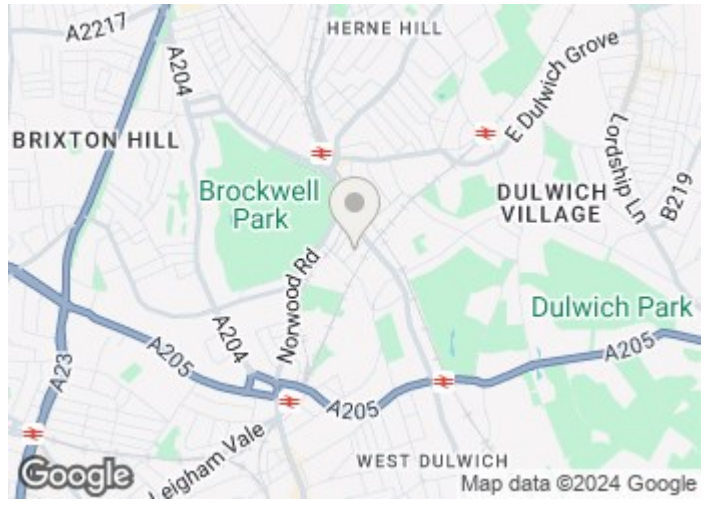
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SL STAPLETON LONG TOTAL APPROX.FLOOR AREA 84.25 SQ.M. (907 SQ.FT.)
 Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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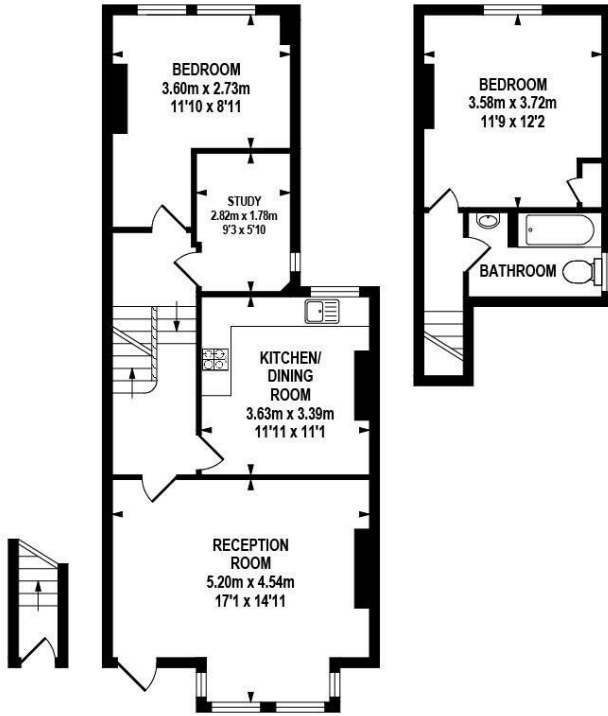
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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		54	55
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(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.

EPC Rating: D
 Council Tax Band: D
 New 999 Year Lease



GROUND FLOOR
 APPROX. FLOOR
 AREA 1.72 SQ.M.
 (19 SQ.FT.)

FIRST FLOOR
 APPROX. FLOOR
 AREA 60.73 SQ.M.
 (654 SQ.FT.)



SECOND FLOOR
 APPROX. FLOOR
 AREA 21.80 SQ.M.
 (235 SQ.FT.)

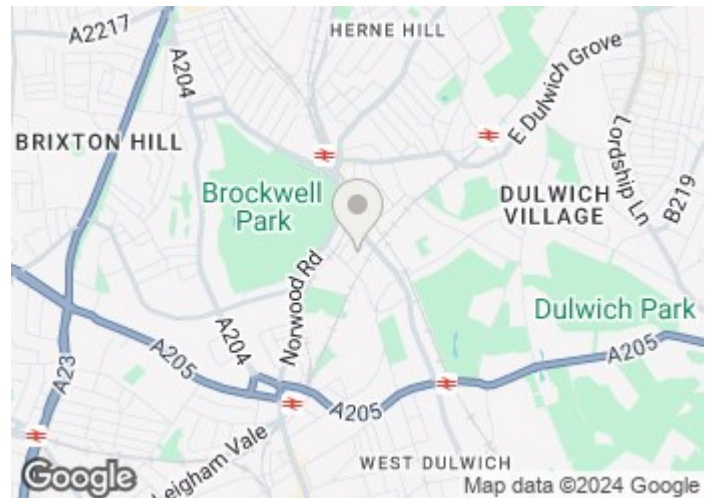
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