

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Cedar Close, London, SE21 8HX

Purpose Built Flat

One Bedroom

Over 55's

£1,300 PCM

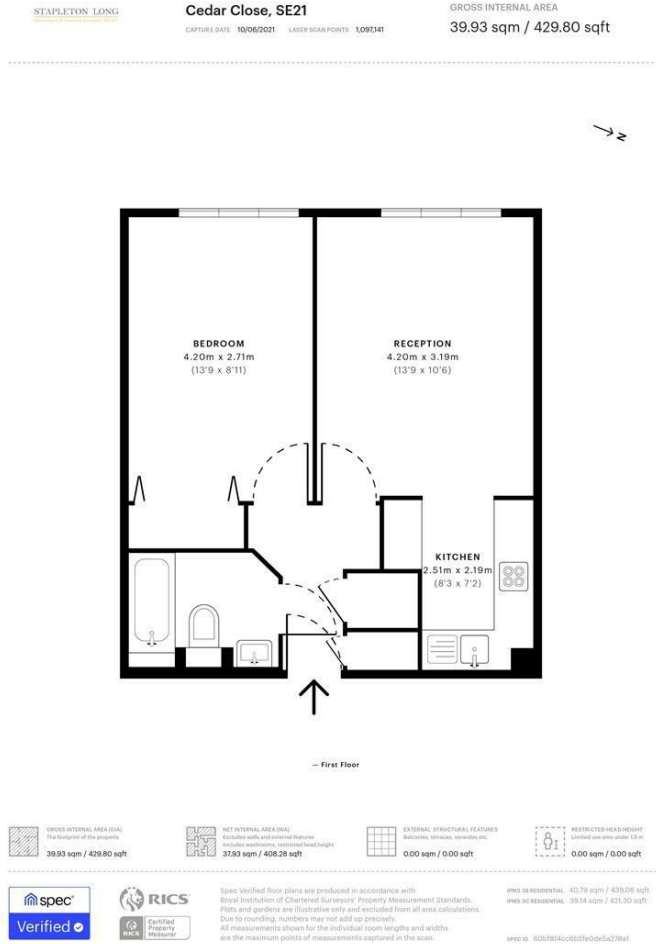
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

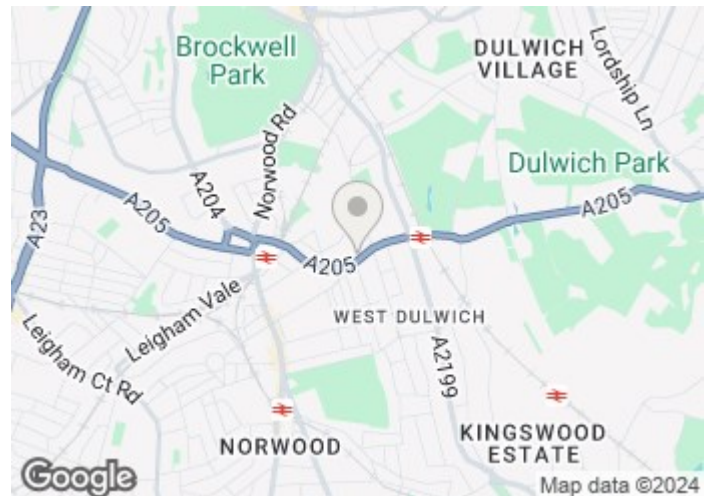
OVER 55'S ONLY, Stapleton Long are pleased to offer to let this first floor fantastic purpose built OVER 55's flat located within easy reach of West Dulwich and Dulwich Village with its vast array of shops, bars and restaurants. The property comprises of lounge, kitchen, three piece bathroom and one double bedroom. Offered unfurnished and available immediately.

Other benefits include a communal lounge area and a laundry room with free access to washing and drying facilities



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ 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.

View Now to avoid disappointment!

Fees:

Information for Tenants: Properties in England

Relevant letting fees and tenant protection information

In addition to paying rent for the property, you may also be required to make the following permitted

STAPLETON LONG Cedar Close, SE21 GROSS INTERNAL AREA 39.93 sqm / 429.80 sqft

CAPTURE DATE: 10/06/2021 LATEST SCAN POINTS: 1,092,141

— First Floor

GROSS INTERNAL AREA (GIA)
The floor-to-floor area of the property
 39.93 sqm / 429.80 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes balconies, terraces and steps
 37.93 sqm / 408.28 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
 0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Standard use area under 1.5m
Standard use area under 2.0m
 0.00 sqm / 0.00 sqft

Spec Verified

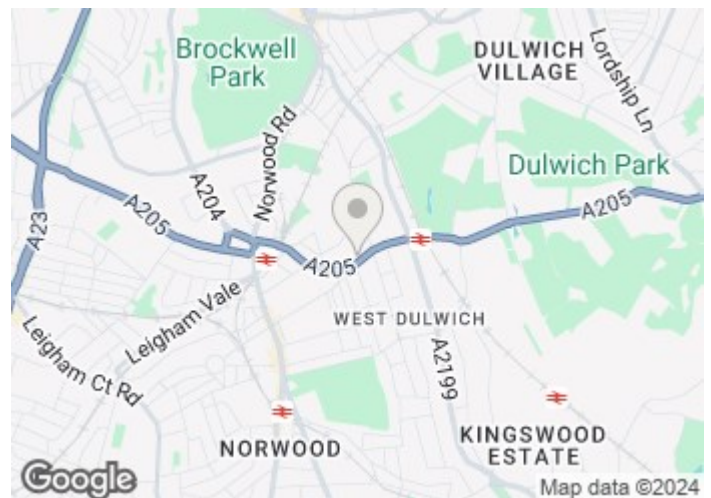
RICS Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas 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.

AREA MEASUREMENT 40.79 sqm / 438.06 sqft
AREA SC MEASUREMENT 39.14 sqm / 421.30 sqft
SPIC ID: 602f8f4c-c085-f05de5a2796af

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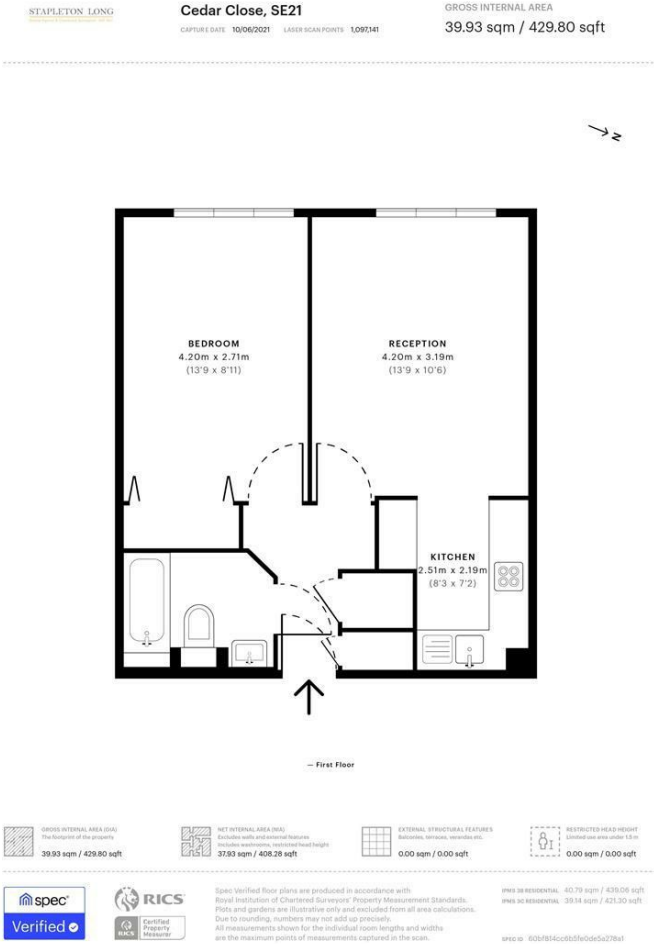
payments:

Before the tenancy starts:

- Holding Deposit: 1 week's rent or £150
- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy:

- Payments to other third parties: such as Council Tax, utilities or payments for communications services;



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- Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and
- Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

Tenant Protection

Stapleton Long is a member of the Royal Institution of Chartered Surveyors (RICS) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent’s website or by contacting the agent directly.

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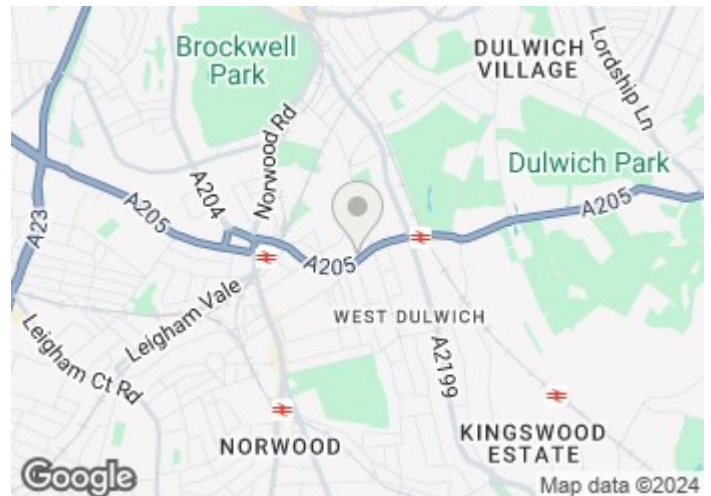
— First Floor

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 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc.: 0.00 sqm / 0.00 sqft
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