

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**St. Julians Farm Road, London, SE27 0JJ**

**Beautiful 3 Double Bedroom Detached House**

**Spacious Accommodation Throughout**

**Highly Sought After Location**

**£2,650 Per Month**

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

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

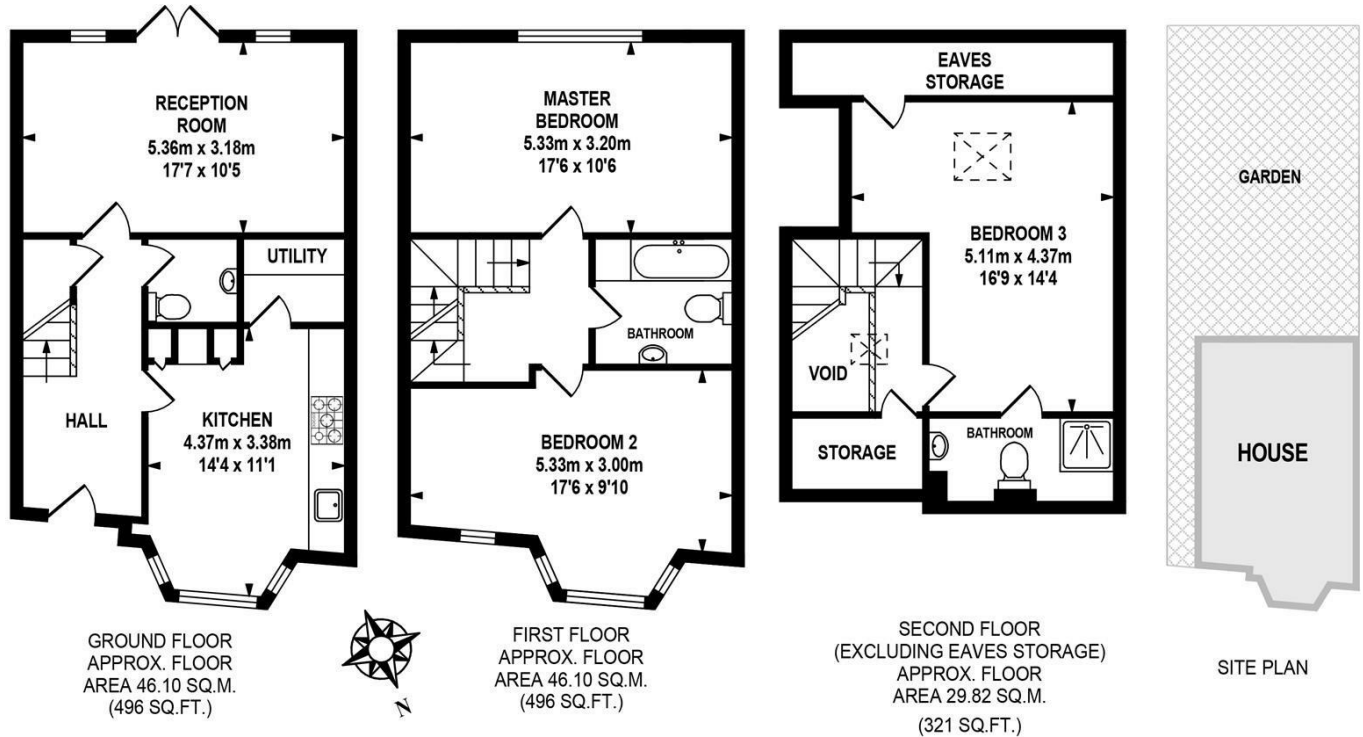
[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)



Set on one of the most sought after tree lined roads in West Norwood is this immaculately presented 3 double bedroom family home. The property is split over 3 floors and offers spacious accommodation throughout to include 3 double bedrooms, 2 bathrooms, downstairs WC and utility room. The garden leads directly off the lounge and is decked to provide low maintenance.

The property is within a short distance of West Norwood railway station and is conveniently located for the shops and amenities situated on Knights Hill and Norwood Road. Interest is expected to be high, call now to avoid disappointment! Available 15th November.

EPC RATING: C

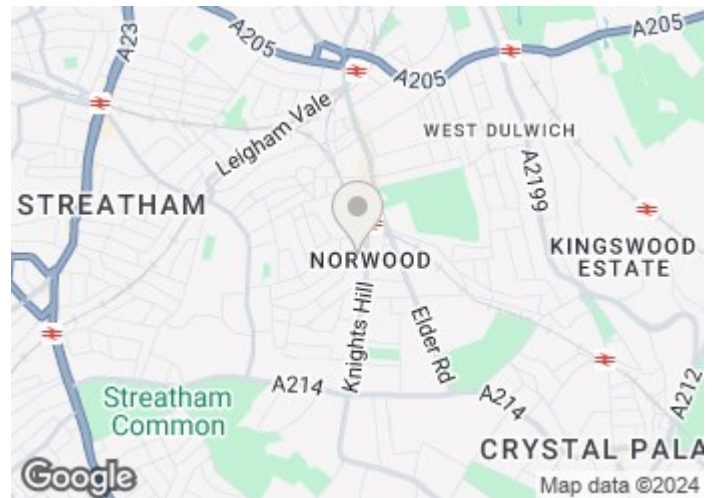


TOTAL APPROX.FLOOR AREA 131.43 SQ.M. (1415 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
© Dulwich Energy Assessors Ltd. [www.dea-ltd.co.uk](http://www.dea-ltd.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		77	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			91
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



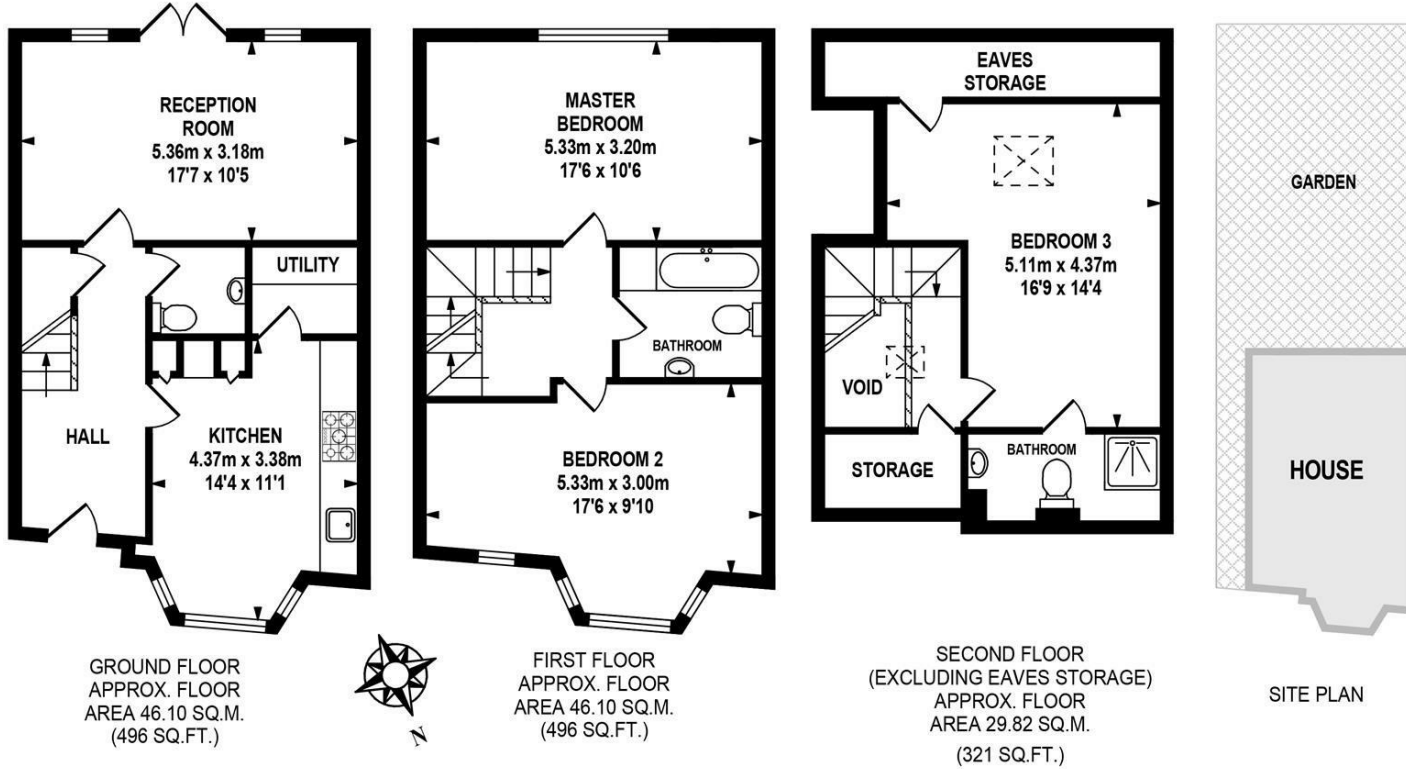
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

## Entrance

Entrance via path to front garden. Up steps to original style front door.

## Hallway

Wooden floor. Radiator. Under stair storage. Door to:

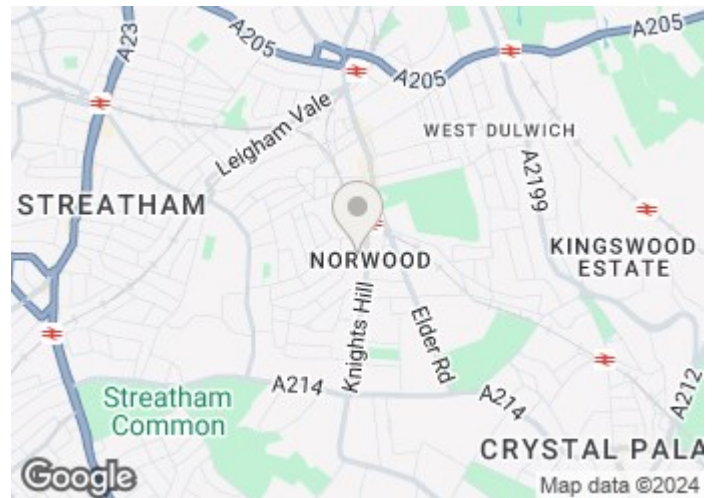


TOTAL APPROX.FLOOR AREA 131.43 SQ.M. (1415 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
© Dulwich Energy Assessors Ltd. [www.dea-td.co.uk](http://www.dea-td.co.uk)

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	
		77	89

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		78	91



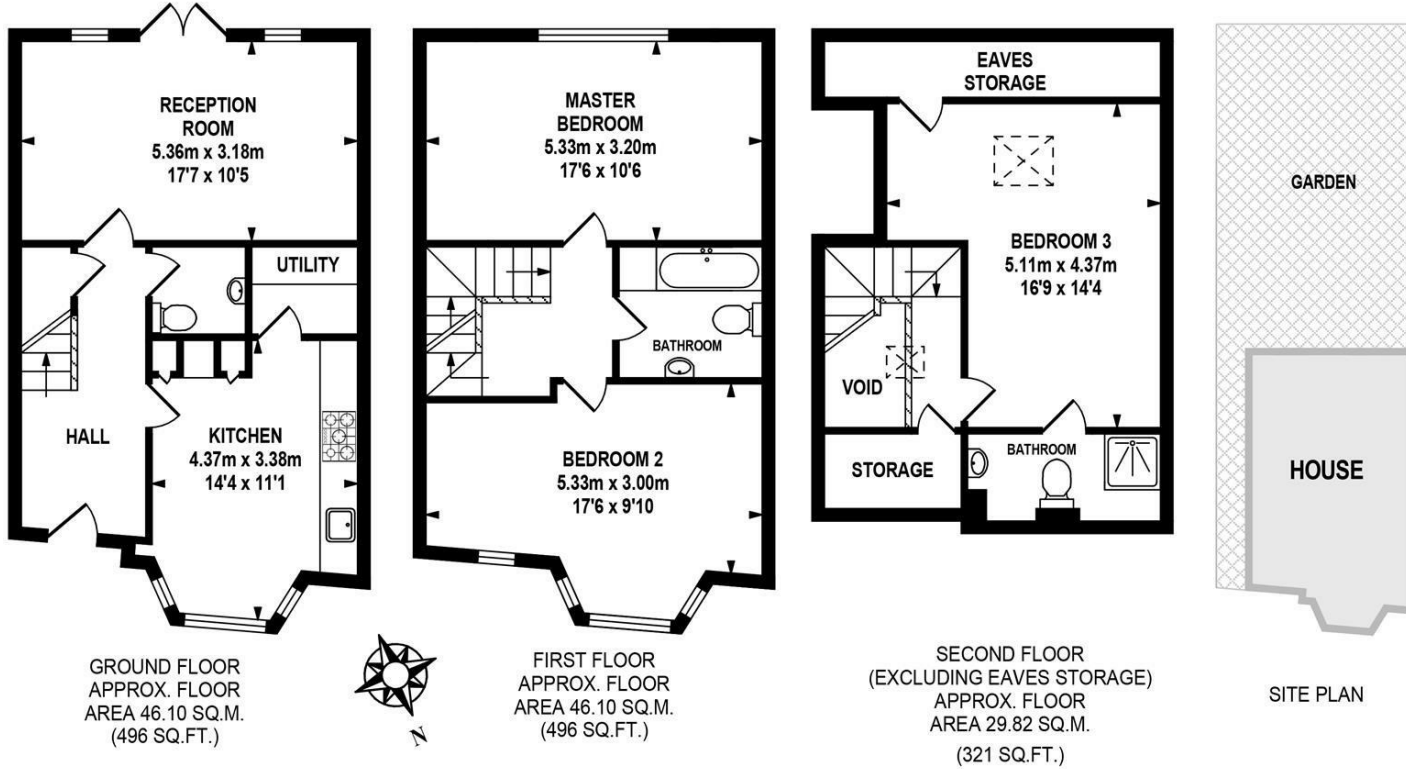
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

## Reception

Wooden floor. Radiators. Bespoke fitted storage units. Double glazed french doors to rear garden. Double glazed sash windows to rear. Inset spotlights.

## Garden

Decked with flower and shrub beds. Side return giving access to front of house.



TOTAL APPROX.FLOOR AREA 131.43 SQ.M. (1415 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
 © Dulwich Energy Assessors Ltd. [www.dea-td.co.uk](http://www.dea-td.co.uk)

Energy Efficiency Rating	
Current	Potential
77	89

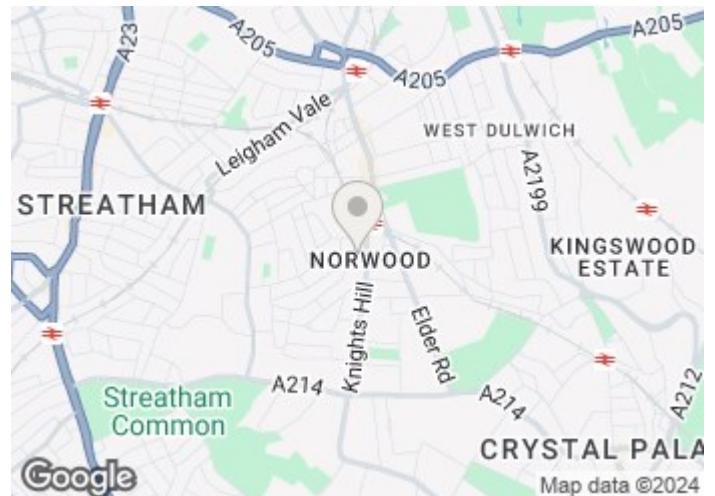
Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
78	91

Very environmentally friendly - lower CO<sub>2</sub> 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.

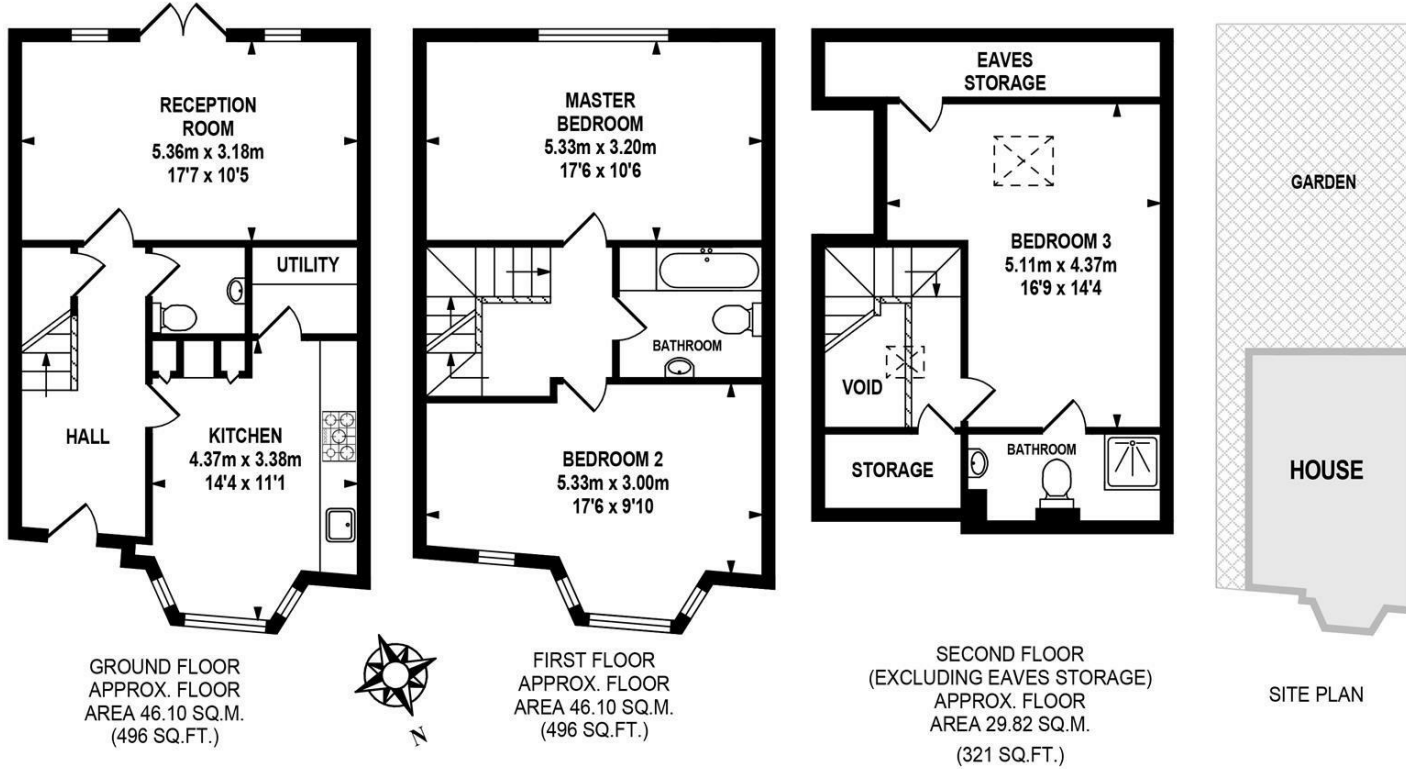


## Kitchen

Tiled floor. Range of floor and wall mounted high gloss units with solid wood worktop over. Integrated oven, hob, extractor and fridge freezer. Double glazed sash windows to front bay. Bespoke fitted storage and seating area. Inset spotlights.

## Downstairs Bathroom

Wooden floor. Low level W.C. Wash hand basin. Radiator. Inset spotlights.

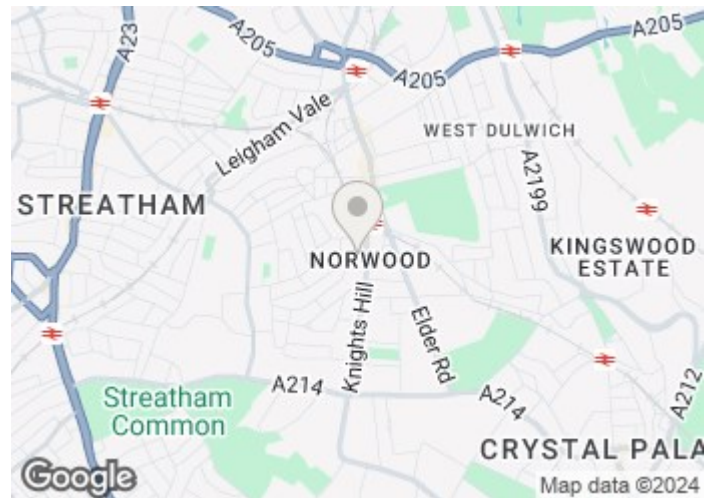


TOTAL APPROX.FLOOR AREA 131.43 SQ.M. (1415 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
© Dulwich Energy Assessors Ltd. [www.dea-td.co.uk](http://www.dea-td.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



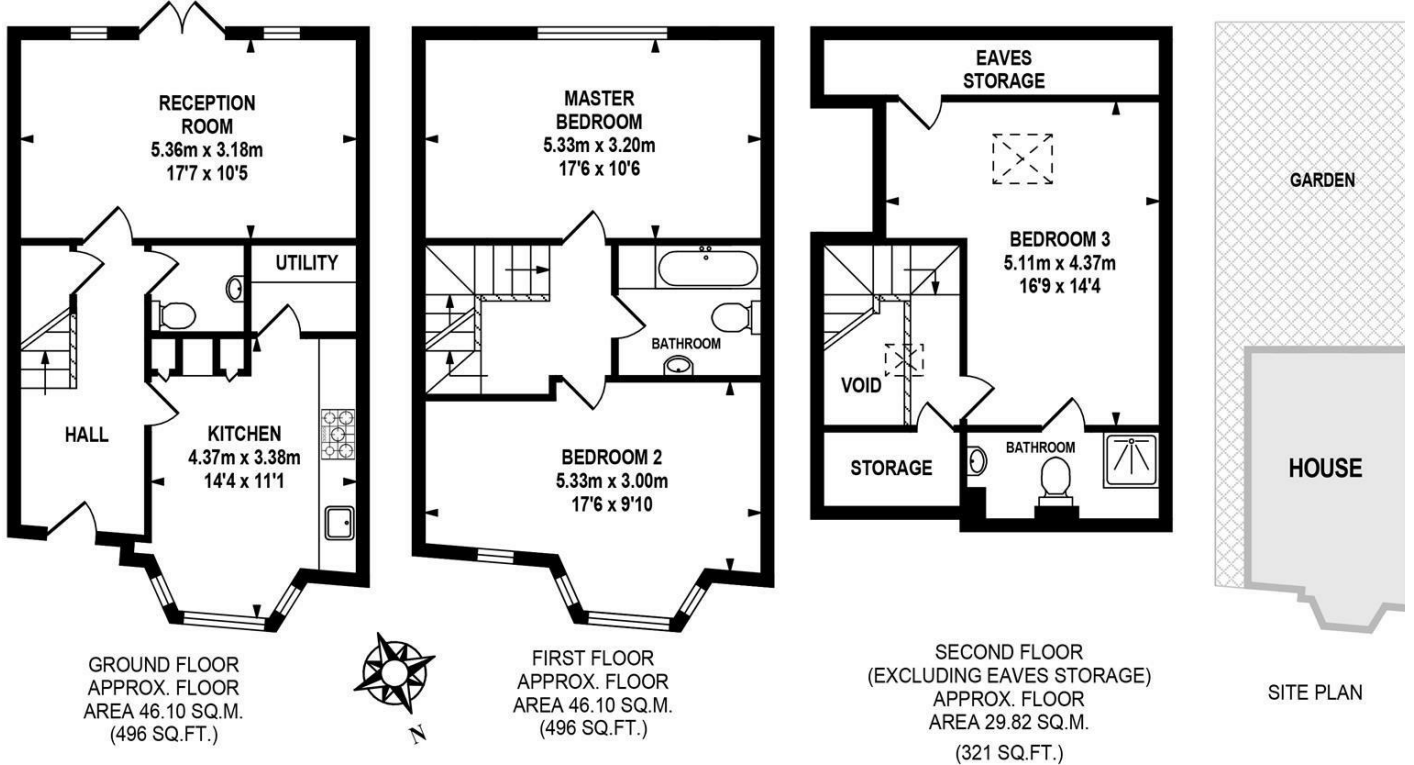
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

# First Floor Landing

Up stairs to first floor landing. Carpeted. Doors to:

## Bedroom 1

Carpeted. Radiator. Double glazed sash windows to rear. Coving. Inset spotlights.

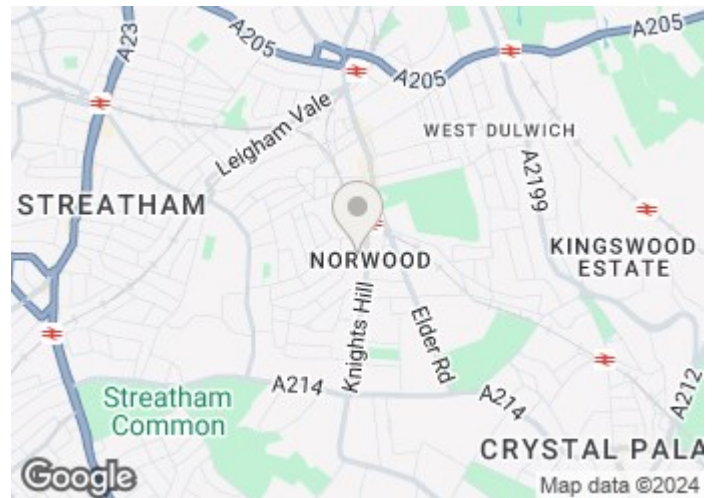


TOTAL APPROX.FLOOR AREA 131.43 SQ.M. (1415 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
© Dulwich Energy Assessors Ltd. [www.dea-td.co.uk](http://www.dea-td.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		77	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		78	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



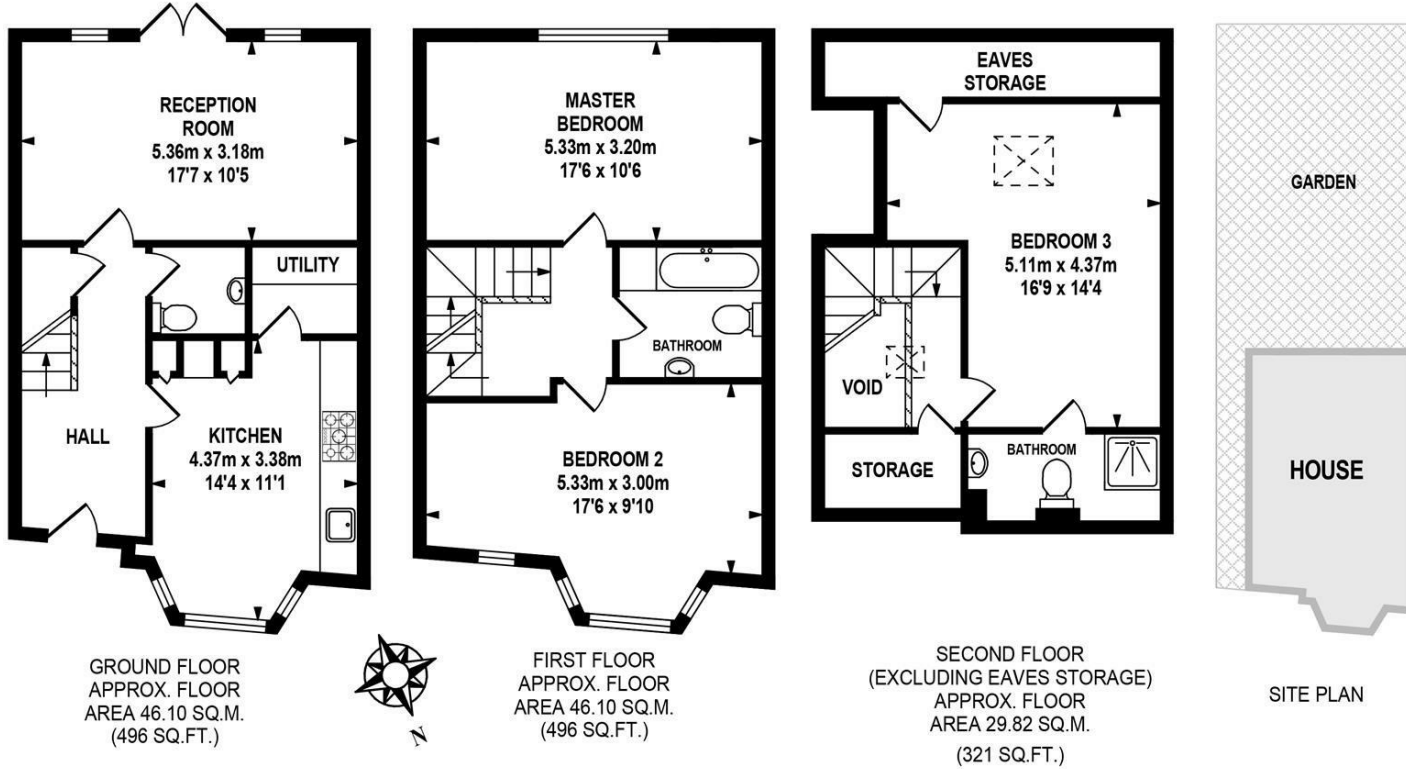
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

## Bedroom 2

Carpeted. Double glazed sash windows to front bay. Radiator. Inset spotlights. Coving.

## Bathroom

Tiled floor. Part tiled walls. Panelled bath with mains shower over. Low level W.C. Designer wash hand basin. Large designer vertical radiator. Inset spotlights.



TOTAL APPROX.FLOOR AREA 131.43 SQ.M. (1415 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
© Dulwich Energy Assessors Ltd. [www.dea-td.co.uk](http://www.dea-td.co.uk)

Energy Efficiency Rating	
Current	Potential
77	89

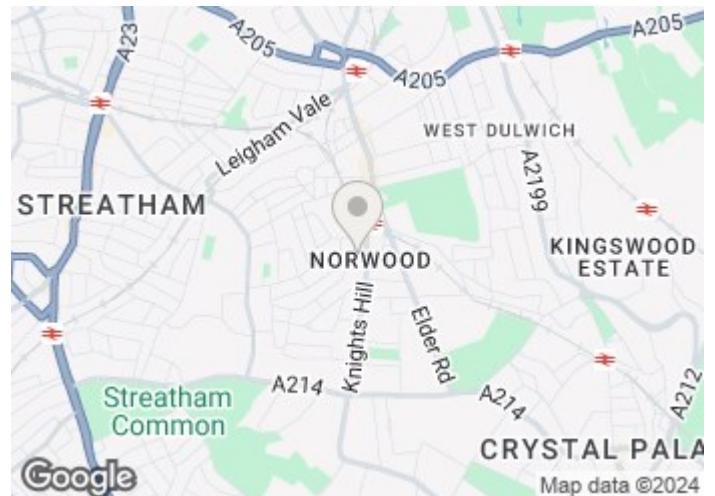
Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
78	91

Very environmentally friendly - lower CO<sub>2</sub> 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.

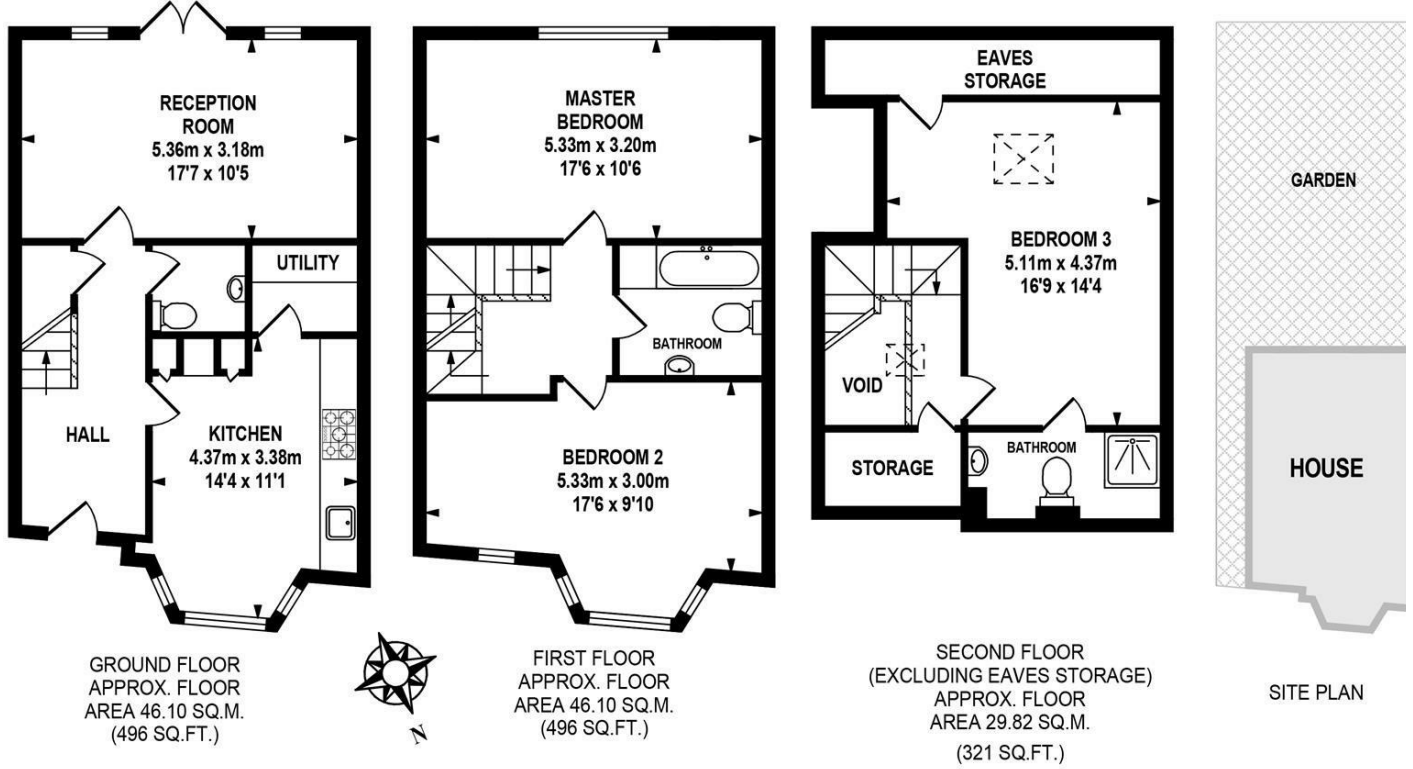


## Second Floor Landing

Steps up to second floor landing. Carpeted landing. Storage cupboard. Velux window. Door to.

## Bedroom 3

Carpeted. Radiator. Large Velux window to rear. Inset spotlights. Storage into eaves.

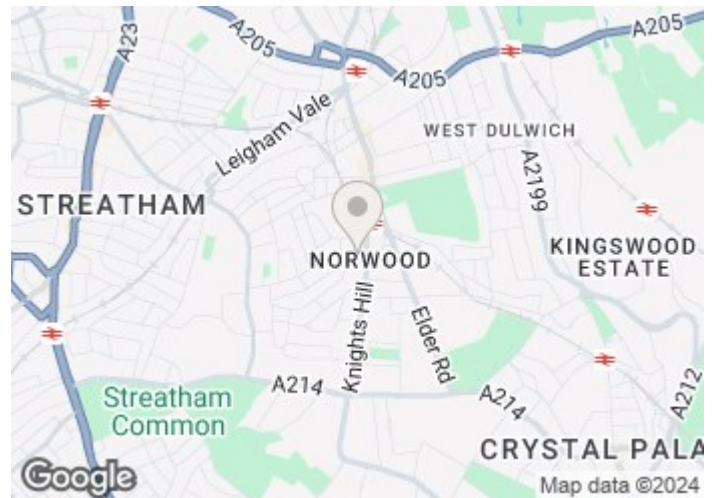


TOTAL APPROX.FLOOR AREA 131.43 SQ.M. (1415 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
© Dulwich Energy Assessors Ltd. [www.dea-td.co.uk](http://www.dea-td.co.uk)

Energy Efficiency Rating										
Current	Potential									
<table border="1"> <tr><td>(92 plus) <b>A</b></td></tr> <tr><td>(81-91) <b>B</b></td></tr> <tr><td>(69-80) <b>C</b></td></tr> <tr><td>(55-68) <b>D</b></td></tr> <tr><td>(39-54) <b>E</b></td></tr> <tr><td>(21-38) <b>F</b></td></tr> <tr><td>(1-20) <b>G</b></td></tr> </table>	(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>	<table border="1"> <tr><td><b>89</b></td></tr> <tr><td><b>77</b></td></tr> </table>	<b>89</b>	<b>77</b>
(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>										
<b>89</b>										
<b>77</b>										
Very energy efficient - lower running costs										
Not energy efficient - higher running costs										
England & Wales	EU Directive 2002/91/EC									

Environmental Impact (CO <sub>2</sub> ) Rating										
Current	Potential									
<table border="1"> <tr><td>(92 plus) <b>A</b></td></tr> <tr><td>(81-91) <b>B</b></td></tr> <tr><td>(69-80) <b>C</b></td></tr> <tr><td>(55-68) <b>D</b></td></tr> <tr><td>(39-54) <b>E</b></td></tr> <tr><td>(21-38) <b>F</b></td></tr> <tr><td>(1-20) <b>G</b></td></tr> </table>	(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>	<table border="1"> <tr><td><b>91</b></td></tr> <tr><td><b>78</b></td></tr> </table>	<b>91</b>	<b>78</b>
(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>										
<b>91</b>										
<b>78</b>										
Very environmentally friendly - lower CO <sub>2</sub> emissions										
Not environmentally friendly - higher CO <sub>2</sub> 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.

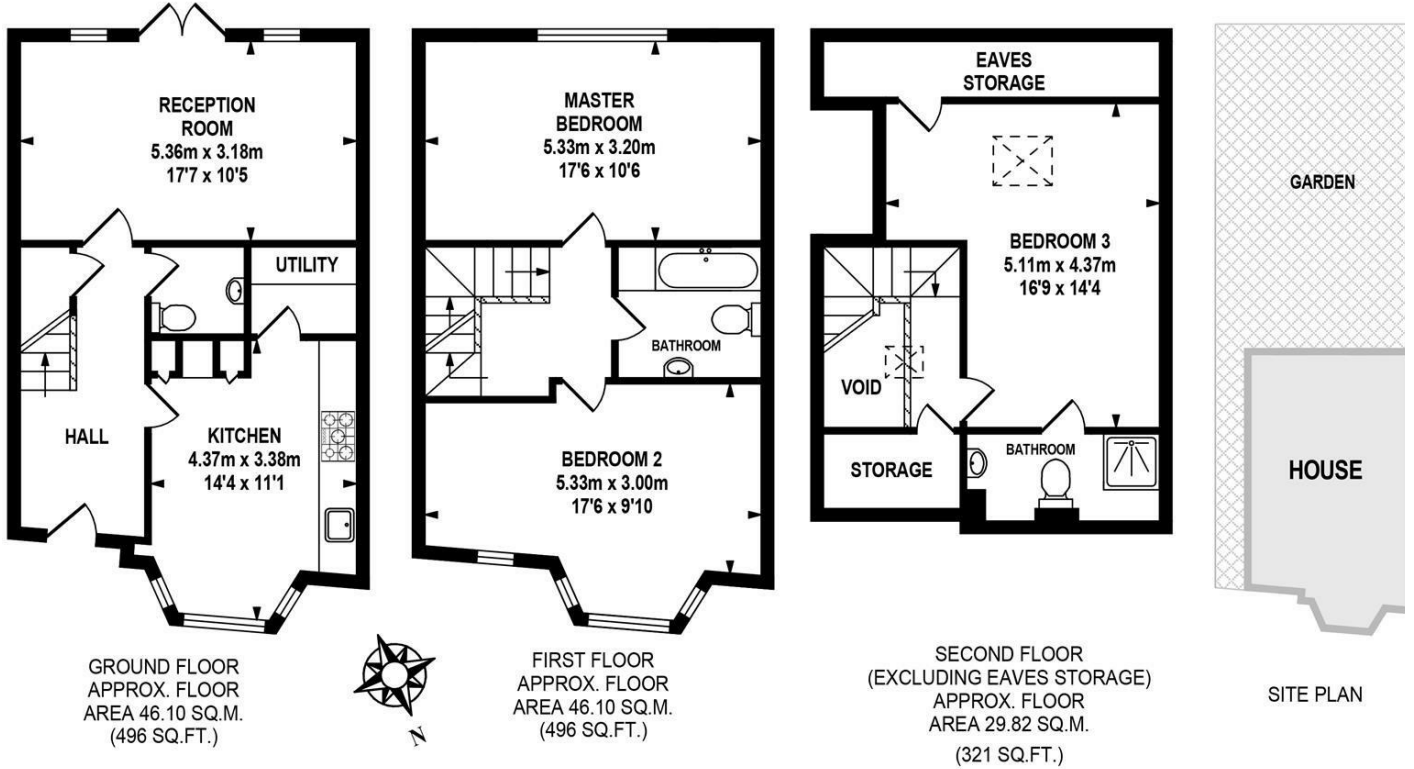


# En Suite Shower Room

Tiled floor. Part tiled walls. Large walk in shower cubical with glass screen. Extractor. Low level W.C. Wash hand basin. Inset spotlights.

## Fees:

Referencing Fees: £60.00 per person - payable at time of application.  
 Administration Fee: £120 per person - payable at signing of tenancy agreement.

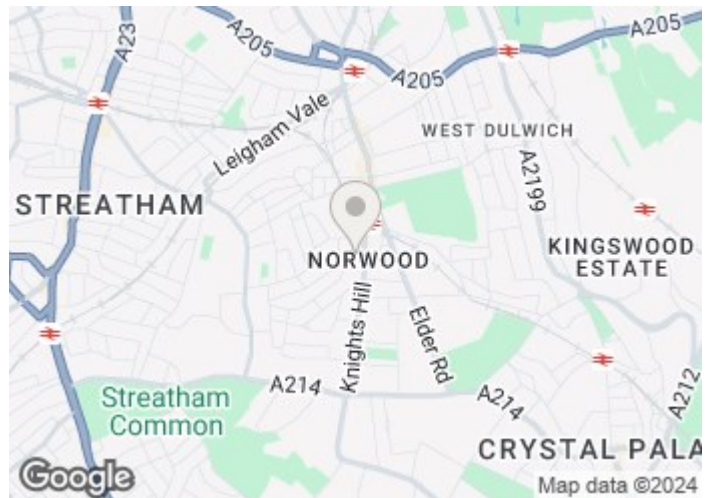


TOTAL APPROX.FLOOR AREA 131.43 SQ.M. (1415 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.  
 © Dulwich Energy Assessors Ltd. [www.dea-td.co.uk](http://www.dea-td.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		77	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		78	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.