

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

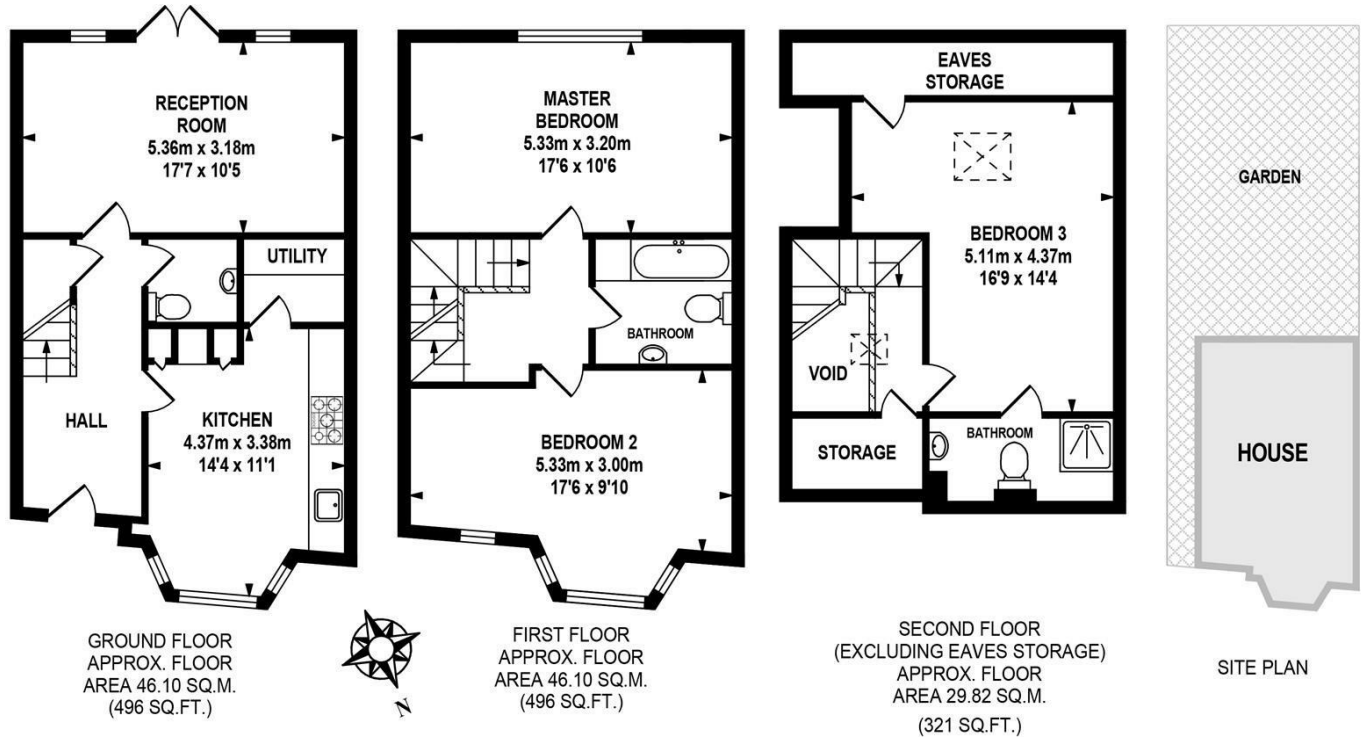
Email: norwood.sales@stapletonlong.co.uk

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

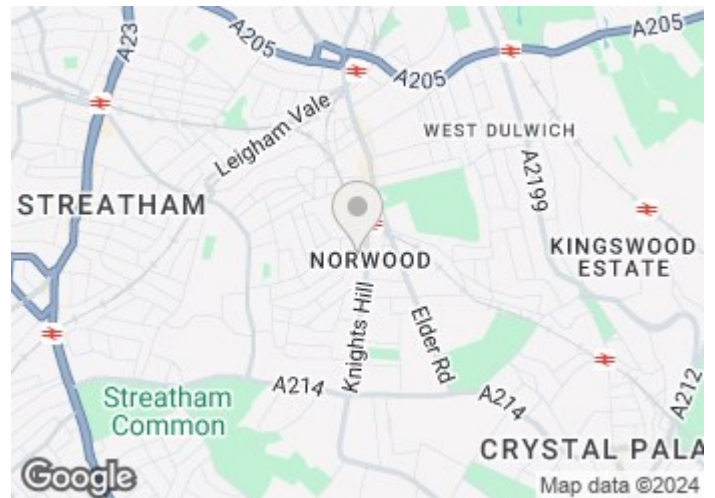


TOTAL APPROX.FLOOR AREA 131.43 SQ.M. (1415 SQ.FT.)

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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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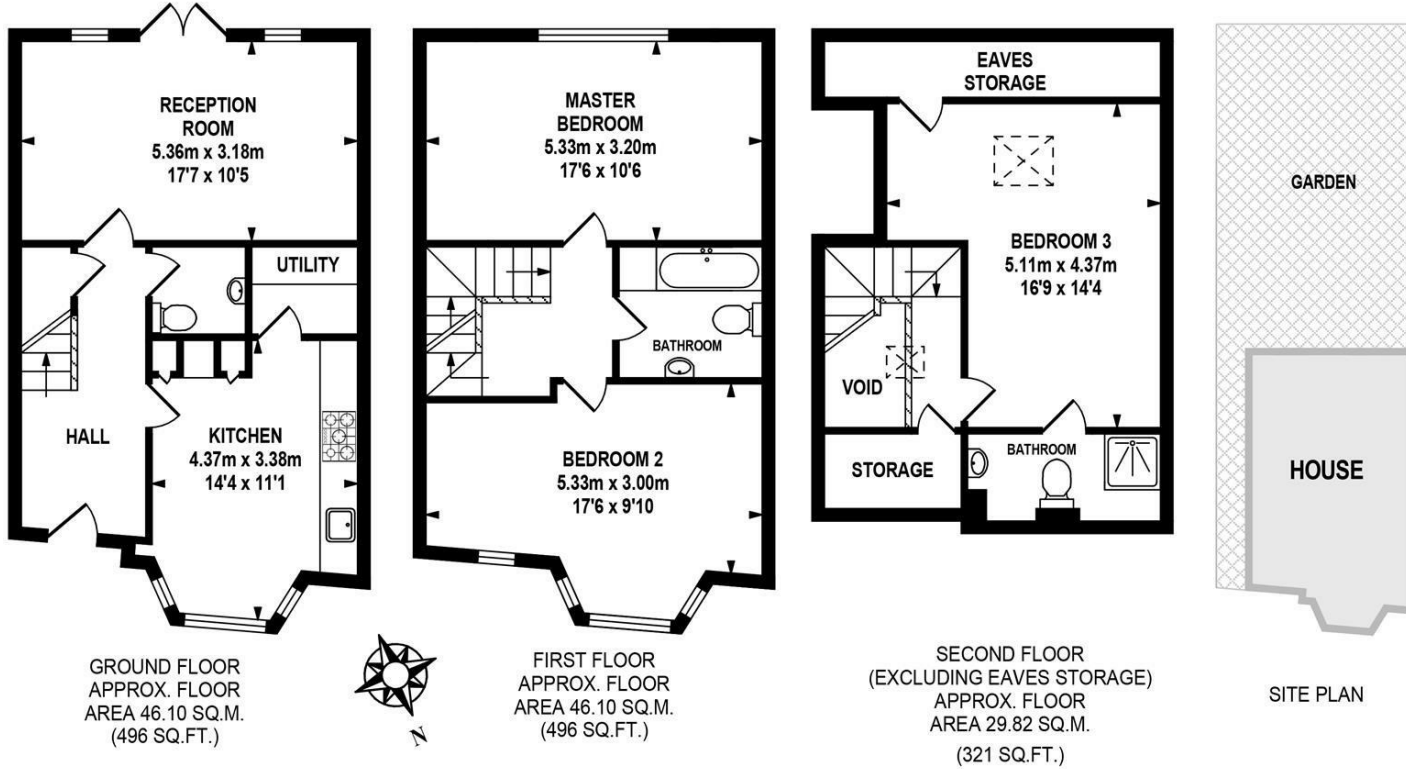
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Entrance

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

Hallway

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

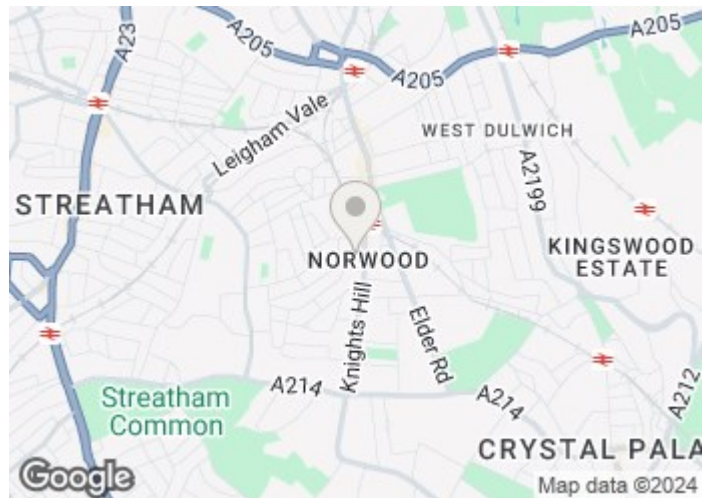


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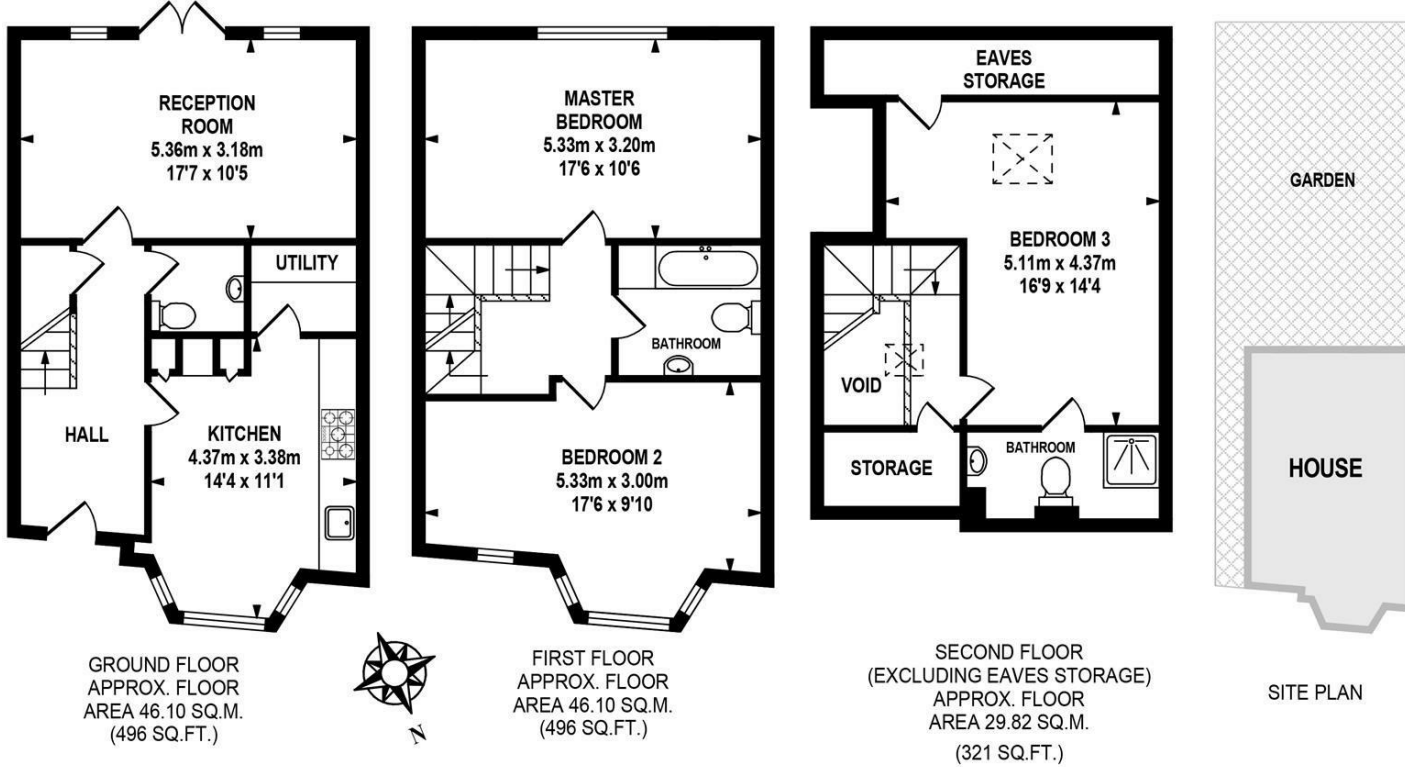
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Reception

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.

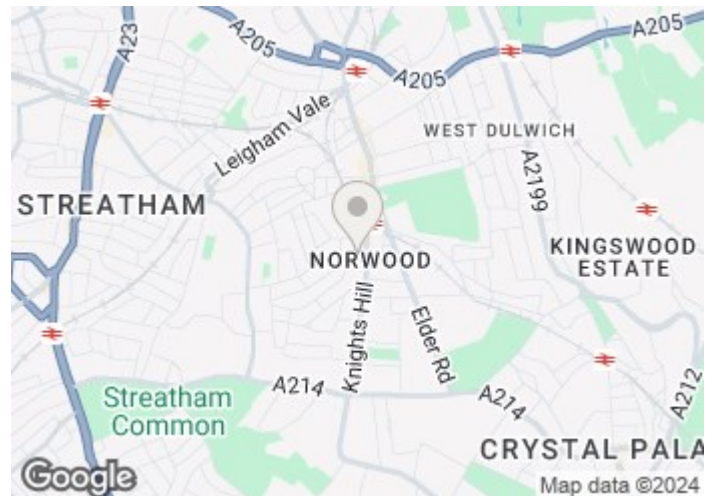


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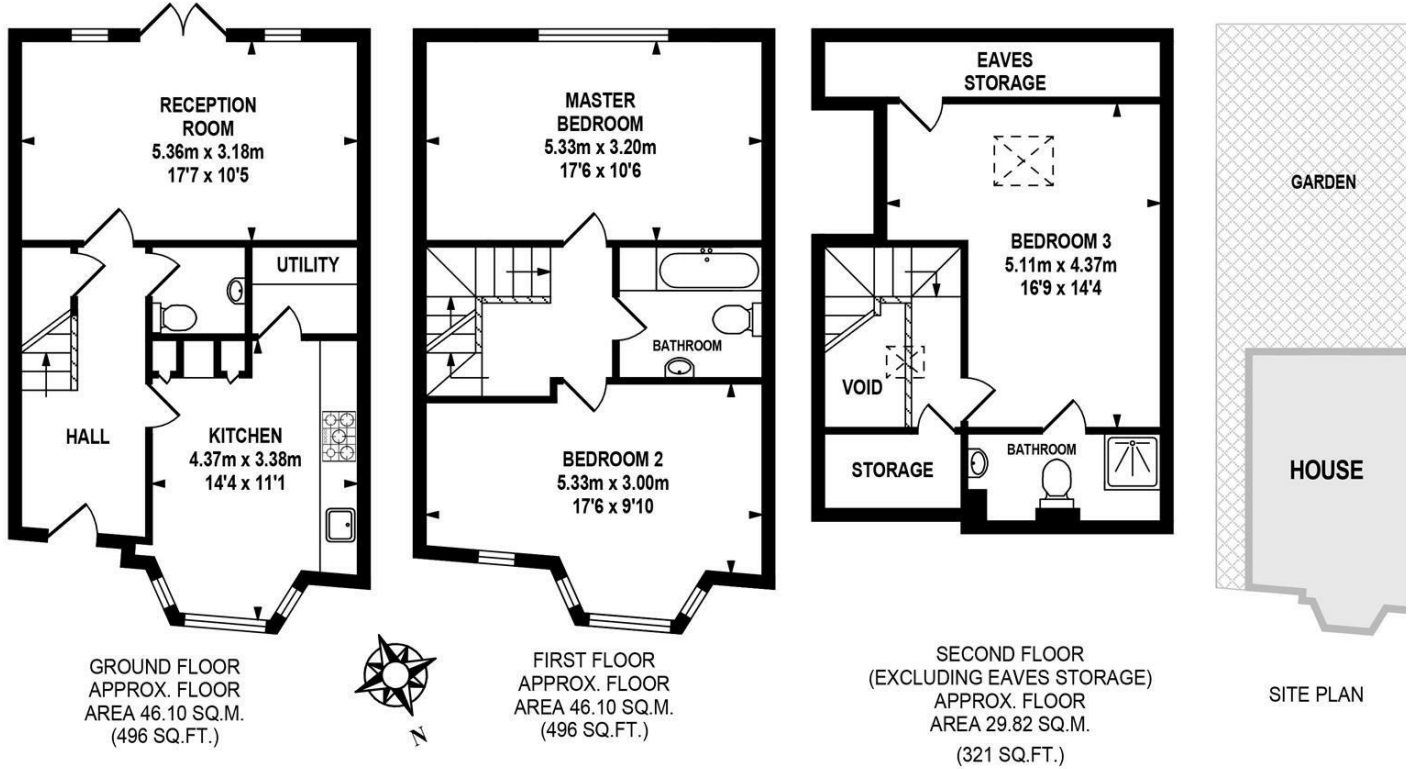
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Kitchen

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.

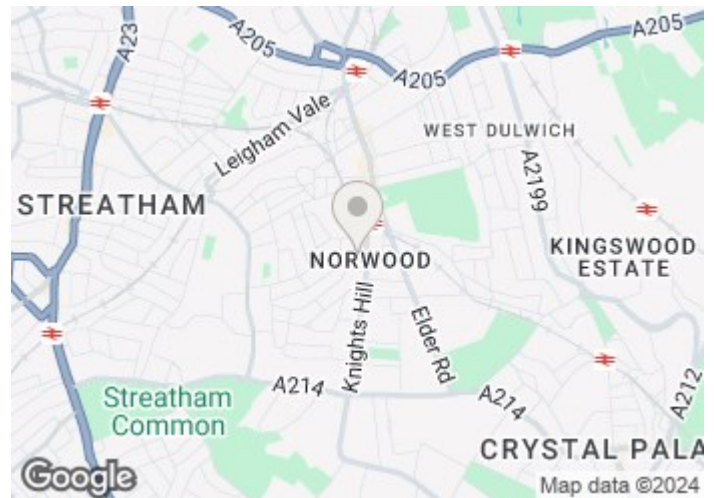


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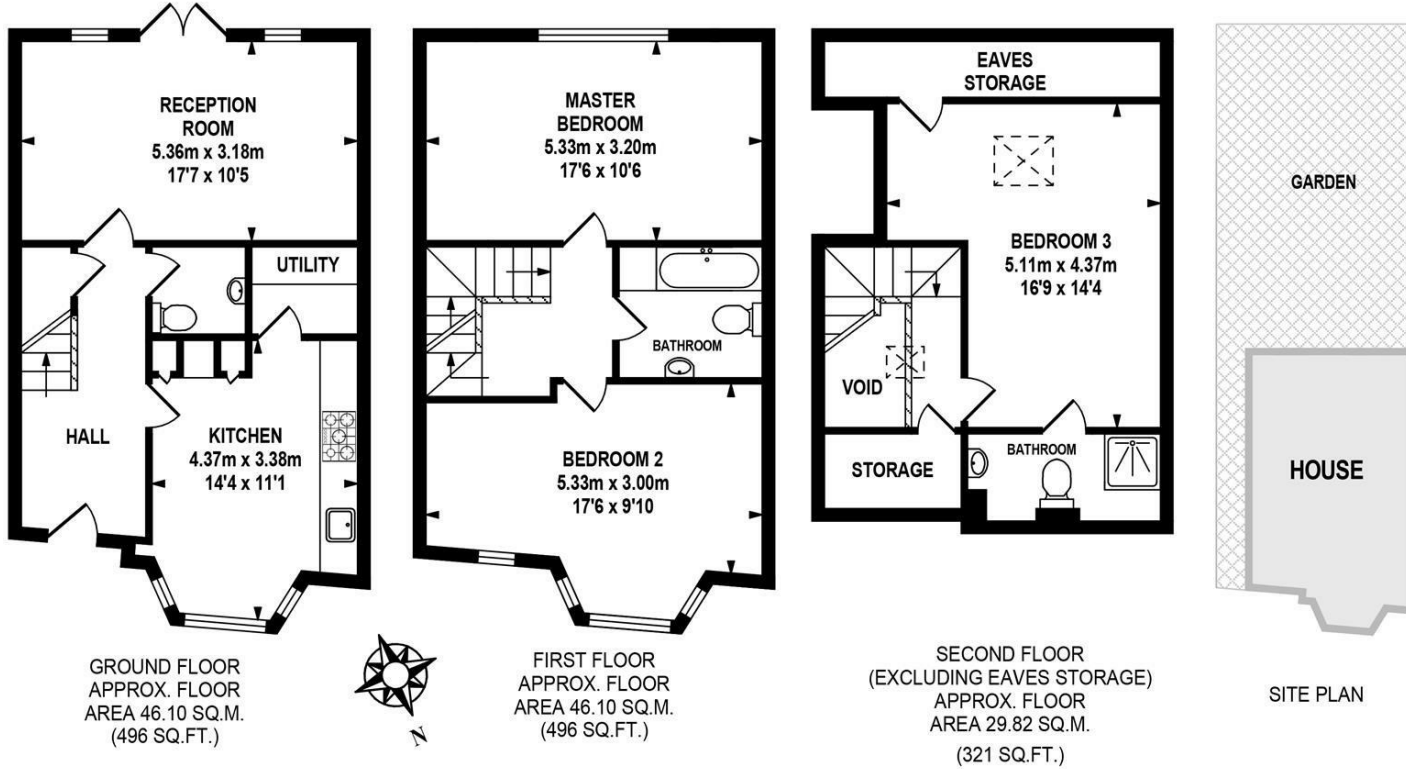
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First Floor Landing

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

Bedroom 1

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

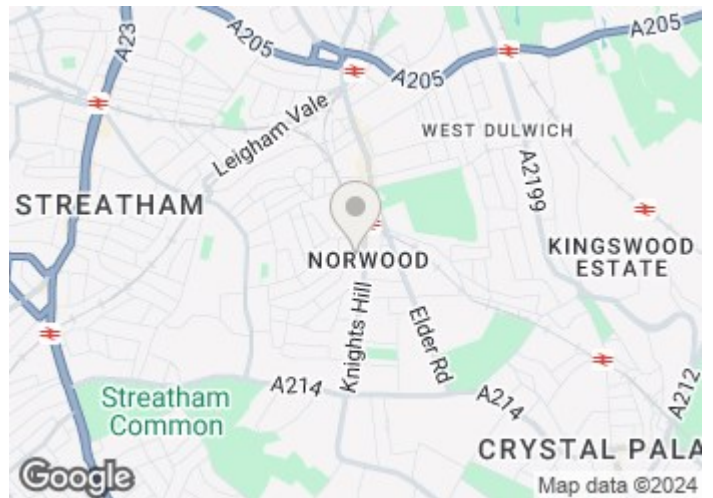


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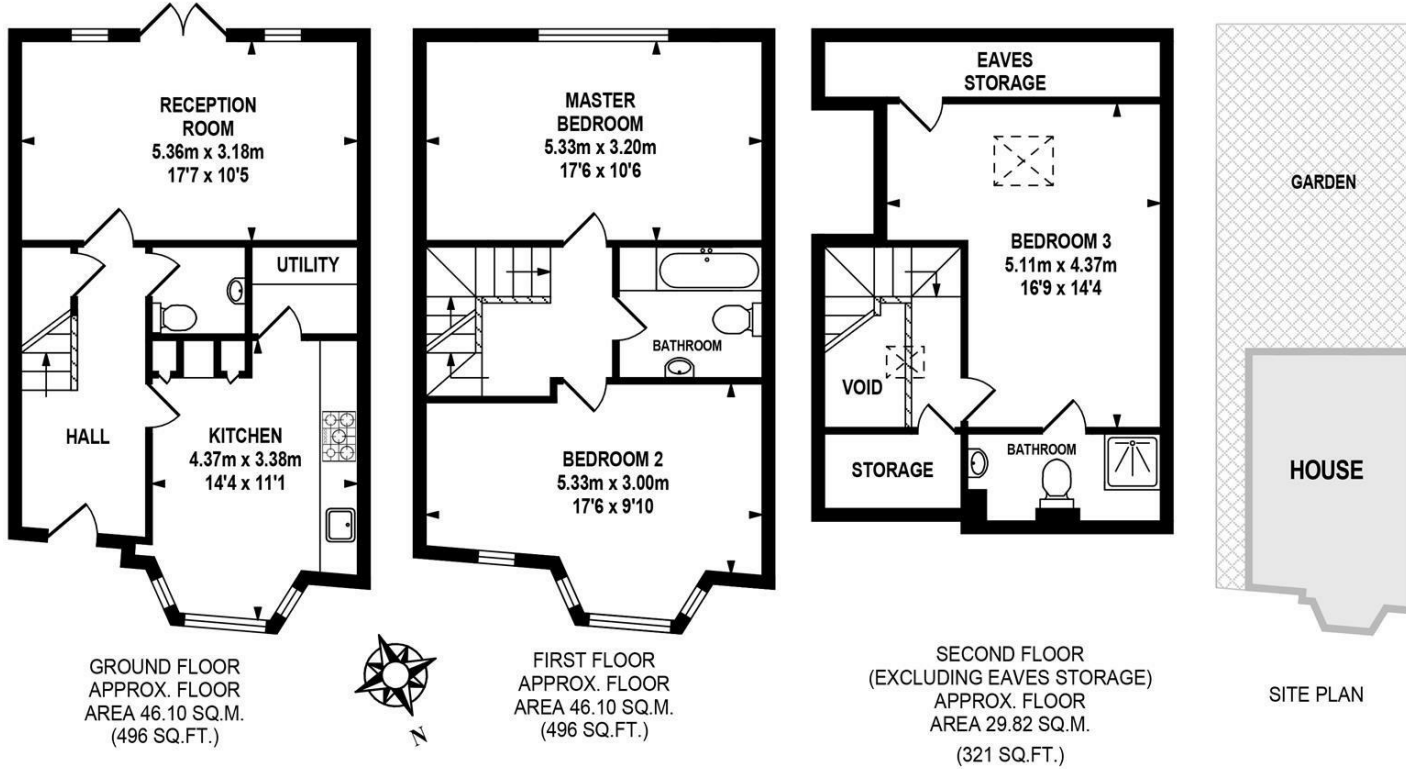
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Bedroom 2

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.



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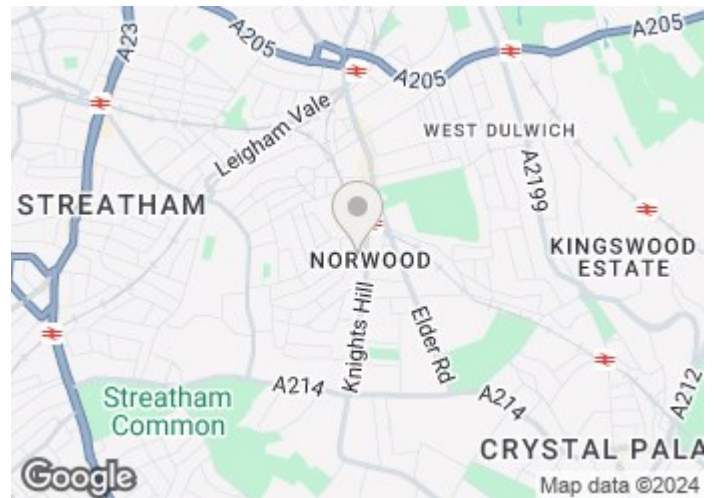
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Not environmentally friendly - higher CO₂ emissions

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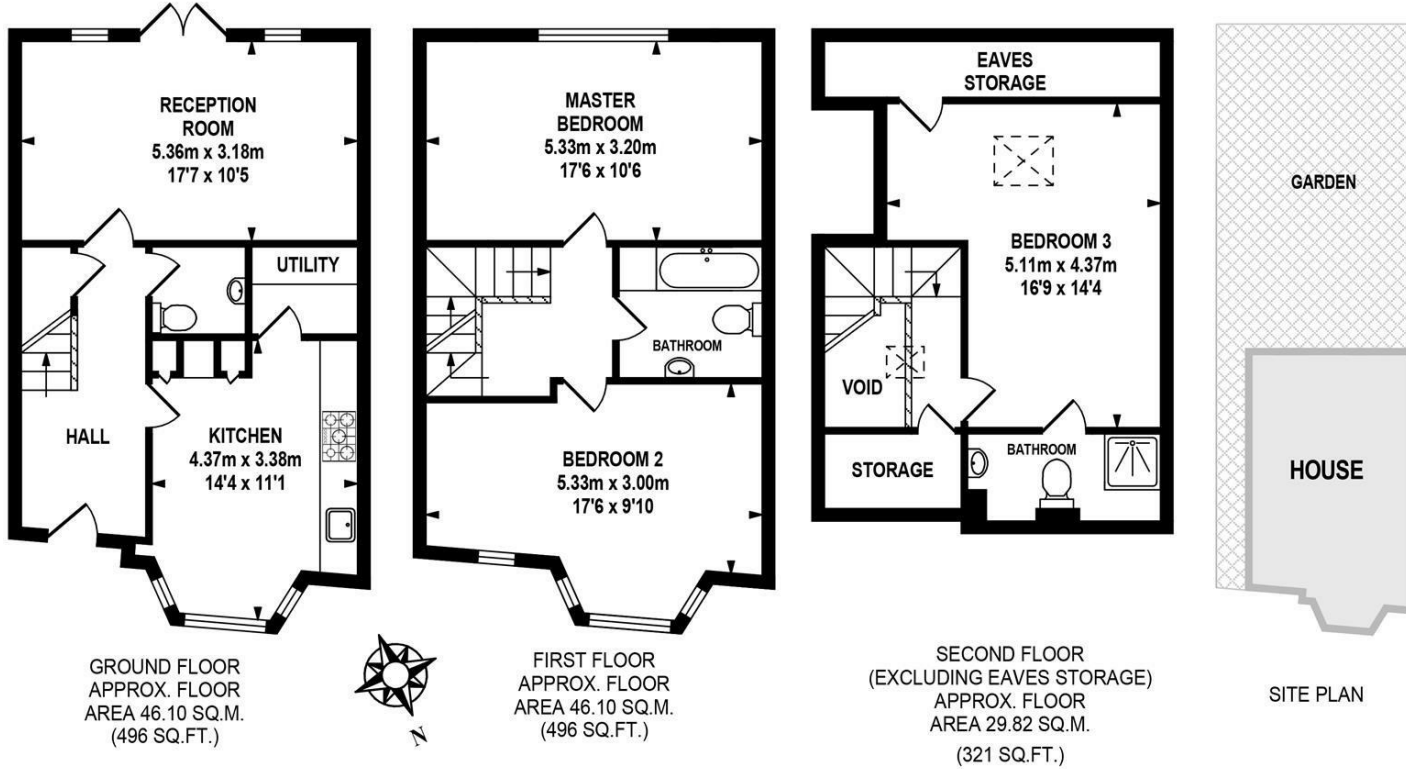
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Second Floor Landing

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.



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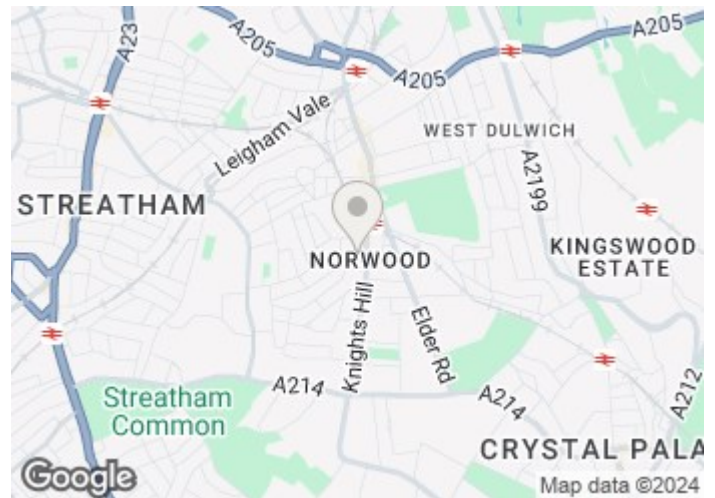
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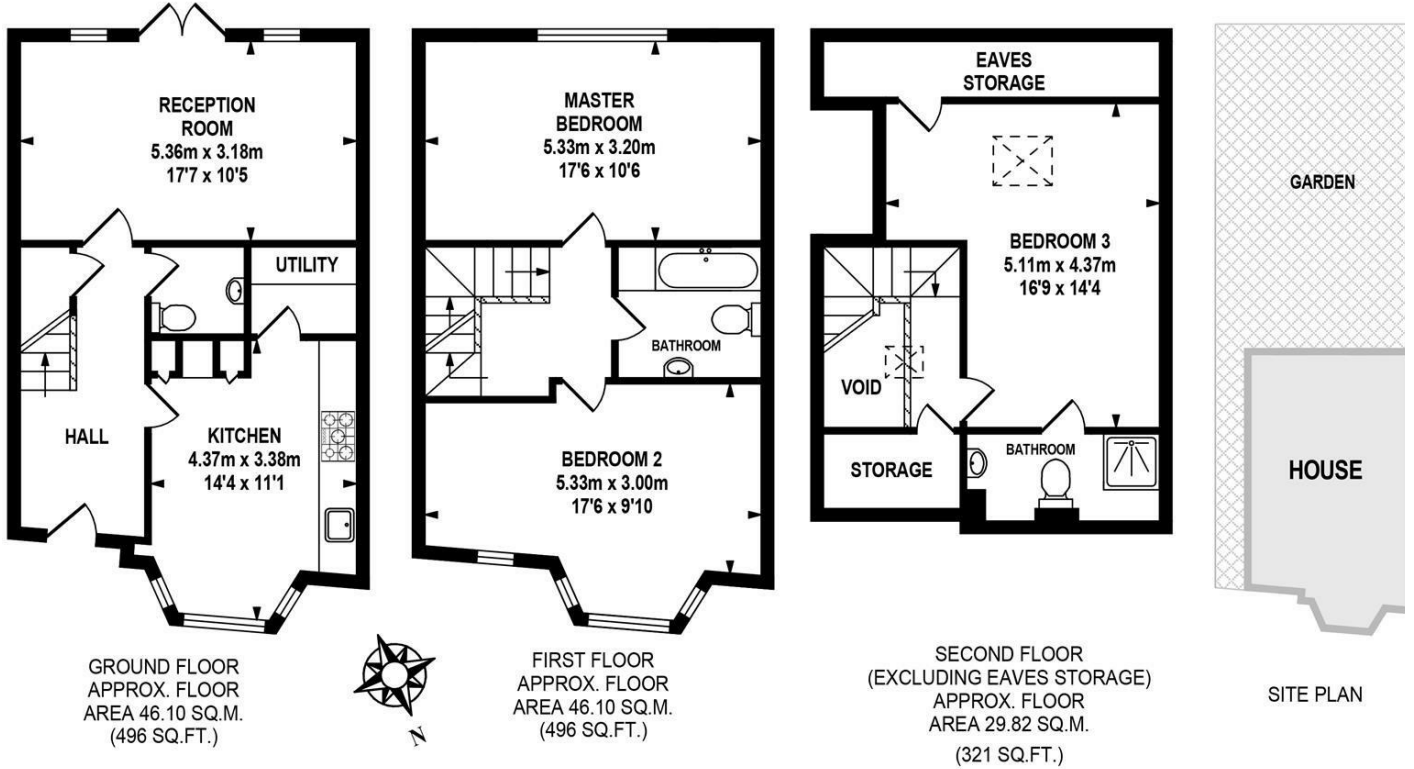
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En Suite Shower Room

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.

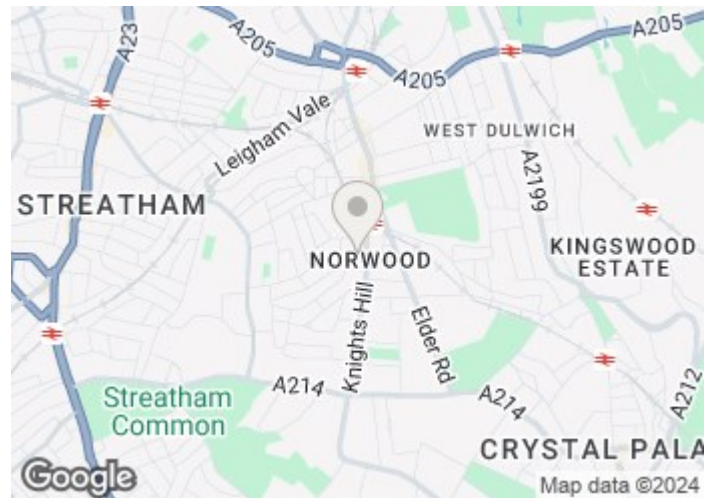


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