

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Tritton Road, London, SE21 8DE

£1,150,000 Freehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic family end of terrace house located in prime location, comprising of entrance hall, cloakroom, through lounge, kitchen/diner, upstairs you will find four bedrooms, family bathroom and a further shower room. Other benefits include sash double glazed windows, gas central heating, private rear garden and two garages located at the front of the property.

Viewings highly recommended, view now to avoid disappointment

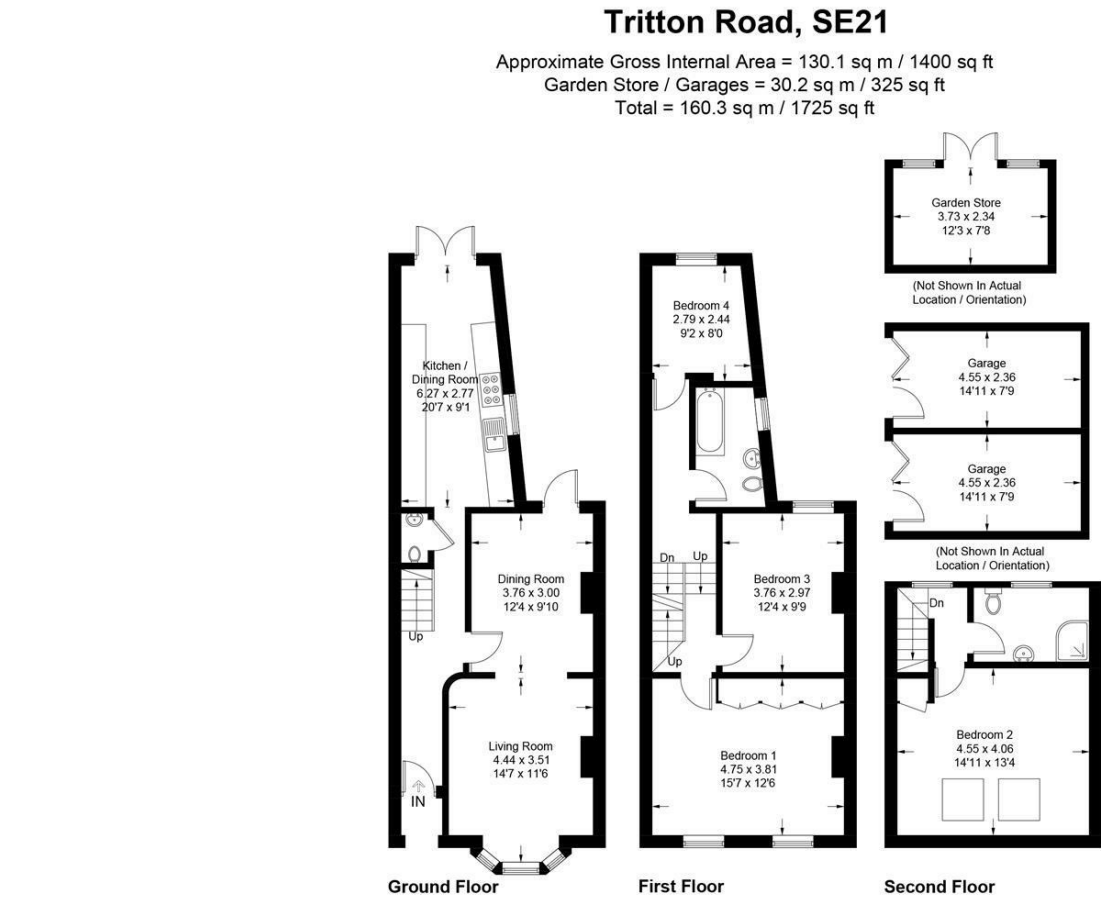
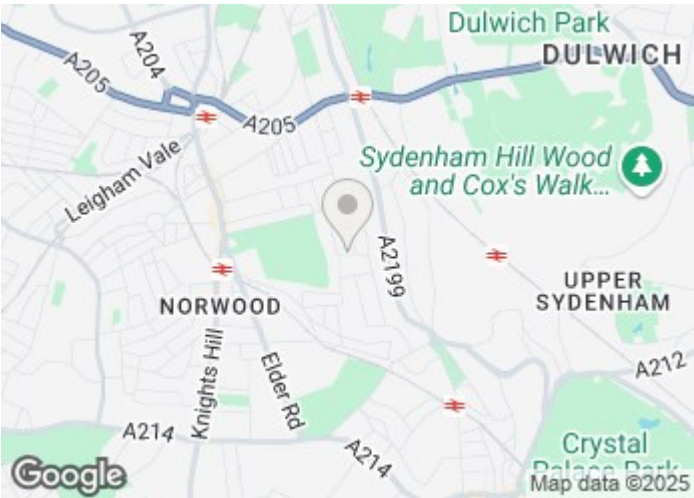


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186459)

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	78

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

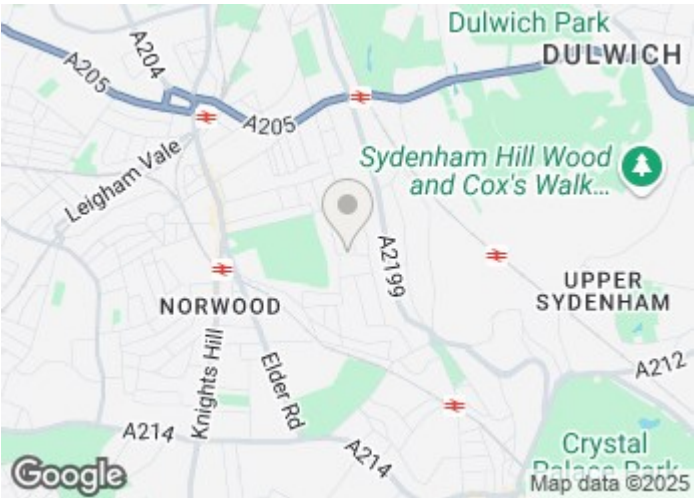
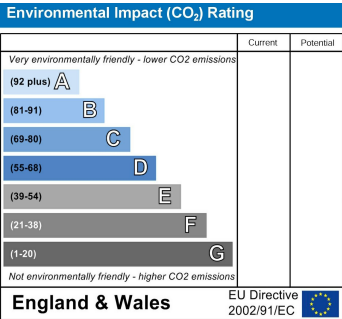
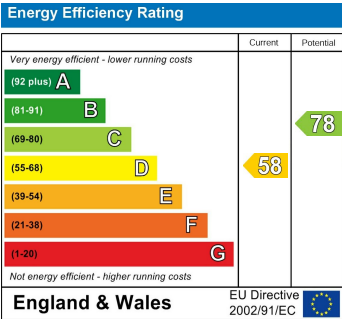
Council Tax Band: F
EPC: D

Tritton Road, SE21

Approximate Gross Internal Area = 130.1 sq m / 1400 sq ft
Garden Store / Garages = 30.2 sq m / 325 sq ft
Total = 160.3 sq m / 1725 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1186459)



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.