

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Elder Road, London, SE27 9BB**

**1 Bedroom Apartment**

**Private Balcony**

**Furnished**

**£1,400 PCM**

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

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

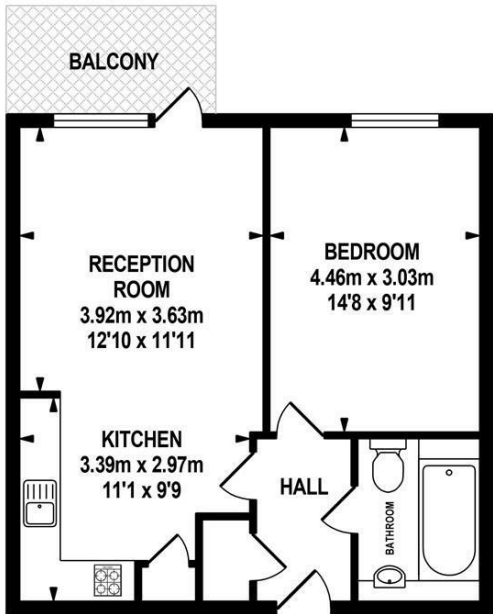
[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)



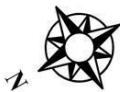
Set within this modern development is this purpose built and spacious one bedroom flat. The property benefits from a spacious balcony with lovely views across Norwood Park. Elder Road is located a short distance from West Norwood train station and bus garage as well as the amenities situated on Norwood High Street, Norwood Road, Knights Hill and at Crown Point. The property further benefits from being conveniently located for a variety of local schools. Interest is expected to be extremely high, call now to arrange your viewing!

Available Now

EPC Rating: B  
Council Tax Band: B



THIRD FLOOR  
APPROX. FLOOR  
AREA 47.56 SQ.M.  
(512 SQ.FT.)



TOTAL APPROX.FLOOR AREA 47.56 SQ.M. (512 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) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
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Very environmentally friendly - lower CO <sub>2</sub> emissions		
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Communal Entrance

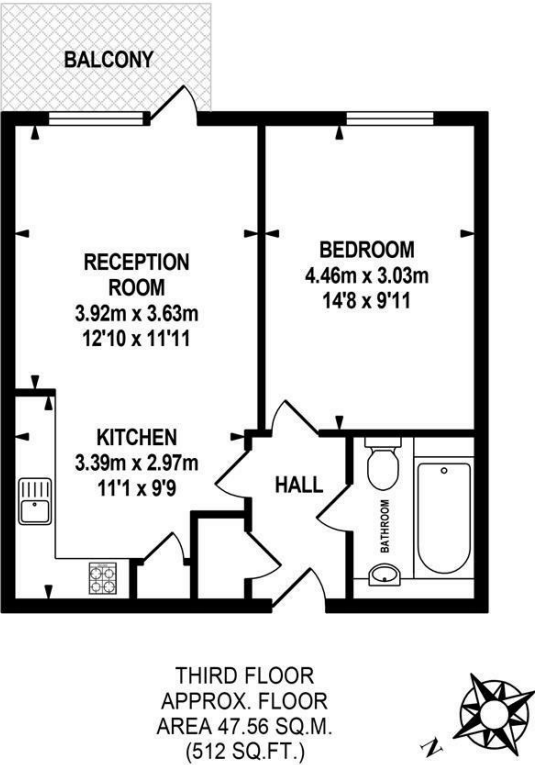
Entrance via intercom linked communal front door. Into communal hallway.

Communal Hallway

Lift up to third floor into communal hallway and door to flat.

Flat Hallway

Carpeted. Double glazed large storage cupboard. Doors to:



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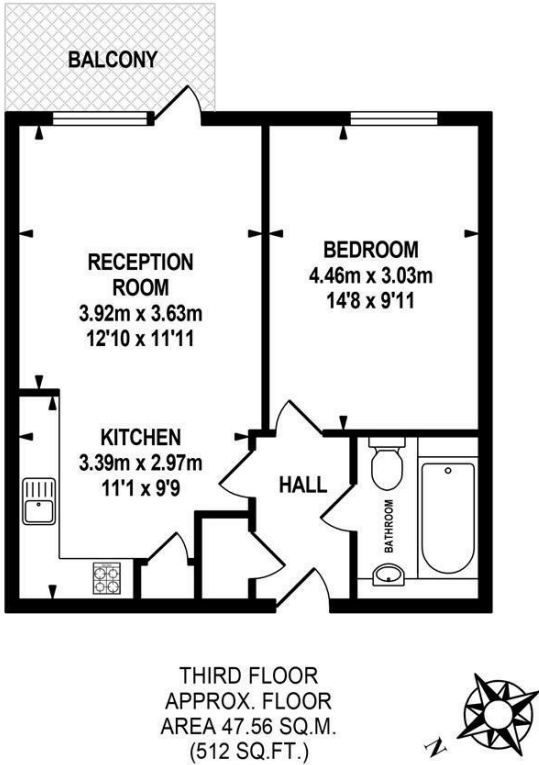
Lounge/Kitchen

Lounge Area: Carpeted. Double glazed french doors to private balcony. Radiator. Double glazed window to front.

Kitchen Area: Range of floor and wall mounted units with worktop over. Integrated washing machine, fridge freezer, oven, electric hob and extractor. Inset spotlights.

Bedroom

Carpeted. Radiator. Double glazed window to front.



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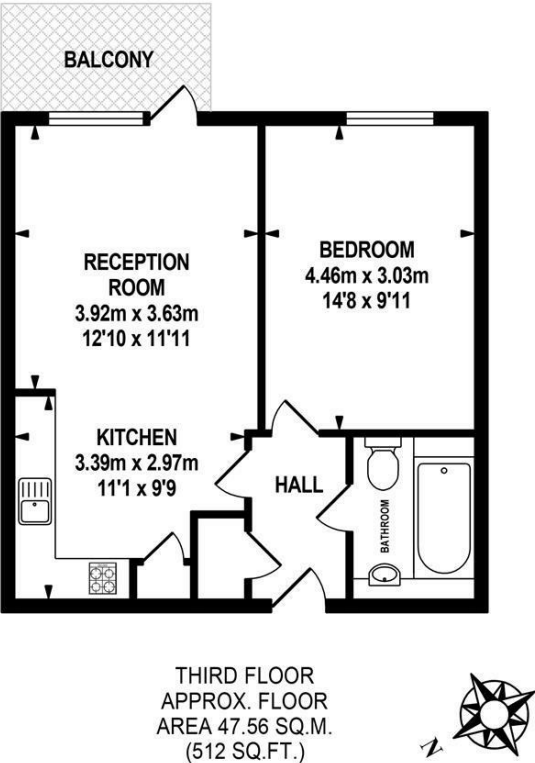
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Bathroom

Tiled floor. Part tiled walls. Panelled bath with mains shower over. Glass screen. Low level W.C. Wash hand basin and built in vanity unit.

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 payments:  
Before the tenancy starts:  
• Holding Deposit: 1 week’s rent or £150



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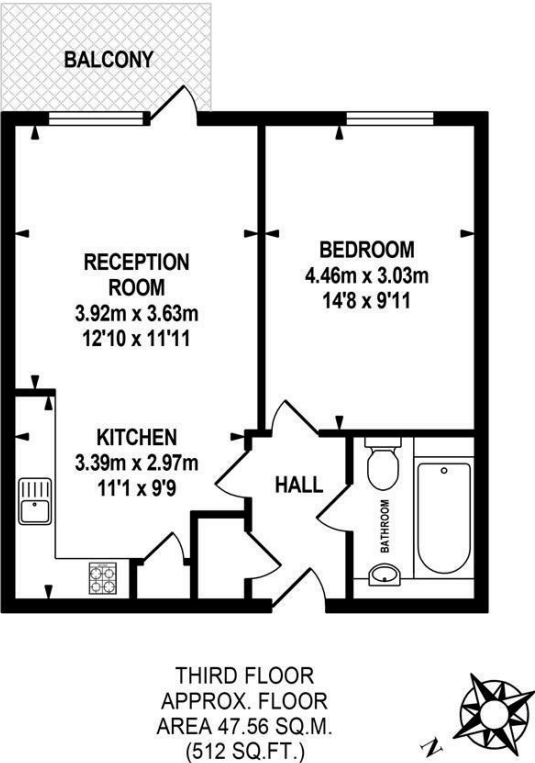
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- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).
- During the tenancy:
- Payments to other third parties: such as Council Tax, utilities or payments for communications services;
- Default Charges: 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 Institute 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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