

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



St. Johns Road, London, SE20 7EF

One Bedroom Ground Floor Flat

Quiet Residential Road

Private Rear Garden

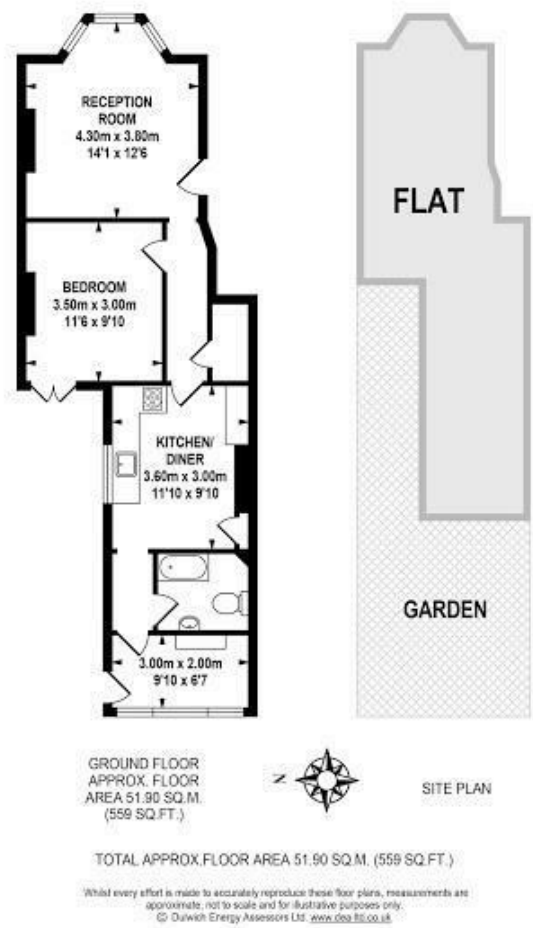
£1,400 PCM

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

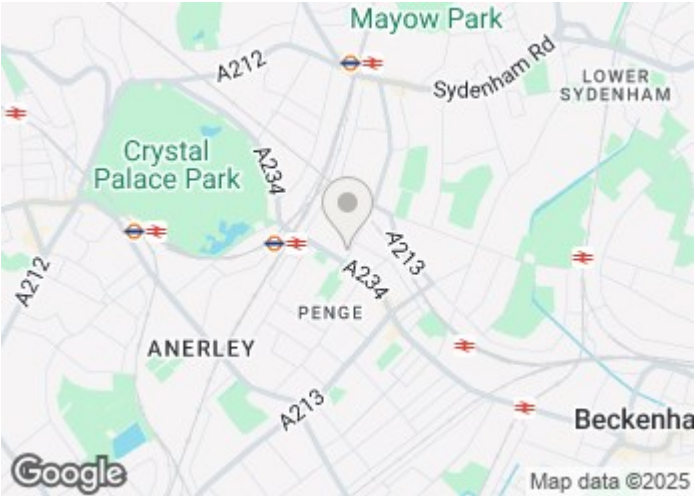
www.stapletonlong.co.uk

A one bedroom ground floor garden flat to rent. The property is well proportioned and located 0.2 miles from Penge East Station which provides a regular service into London Victoria. Comprising a living room to the front with a feature fireplace and double glazed windows, double bedroom, a bathroom with white suite and shower over bath, a kitchen/ breakfast room and small /conservatory. There is also a private rear garden. St. John's Road is a quiet residential road, close to Crystal Palace Park and the local amenities of Penge High Street.



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	

Environmental Impact (CO ₂) Rating		
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Very environmentally friendly - lower CO ₂ emissions		
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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.

Available Now

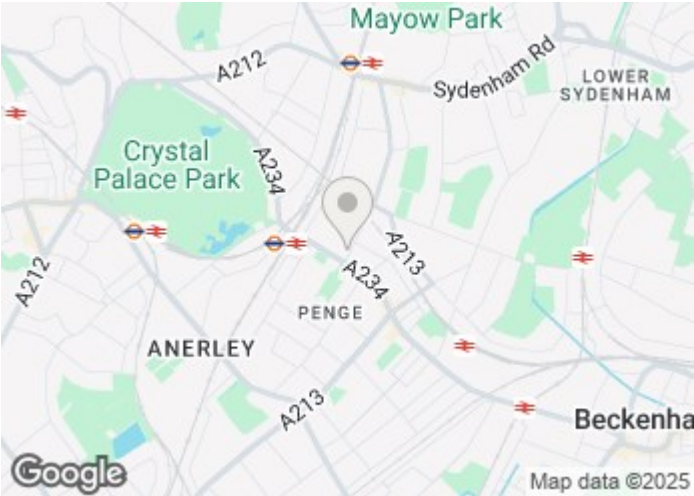
EPC Rating: D
Council Tax Band: C

Fees:



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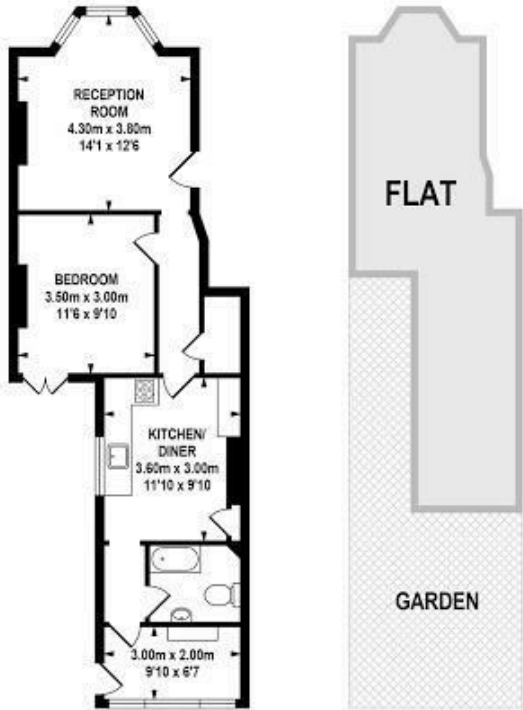
Information for Tenants: Properties in England

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



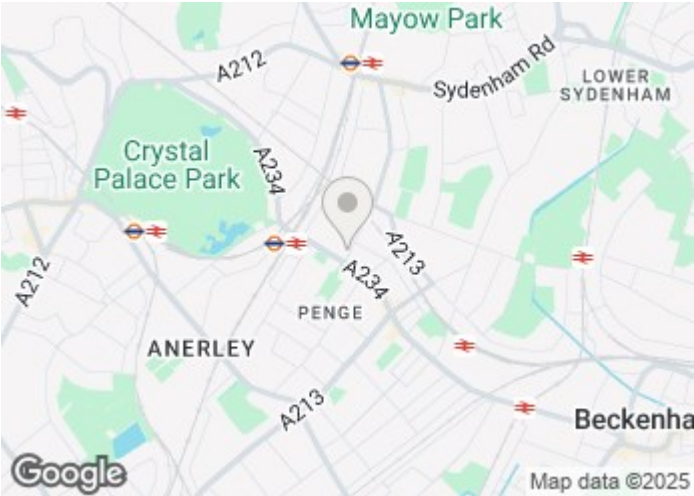
GROUND FLOOR
APPROX. FLOOR
AREA 51.90 SQ.M.
(559 SQ.FT.)

TOTAL APPROX.FLOOR AREA 51.90 SQ.M. (559 SQ.FT.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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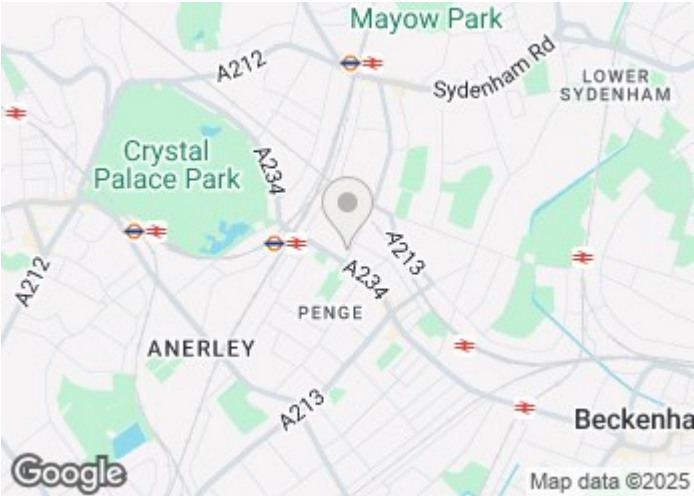
- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).
- During the tenancy:
- Payments to other third parties: such as Council Tax, utilities or payments for communications services;
- Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and
- Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

Tenant Protection



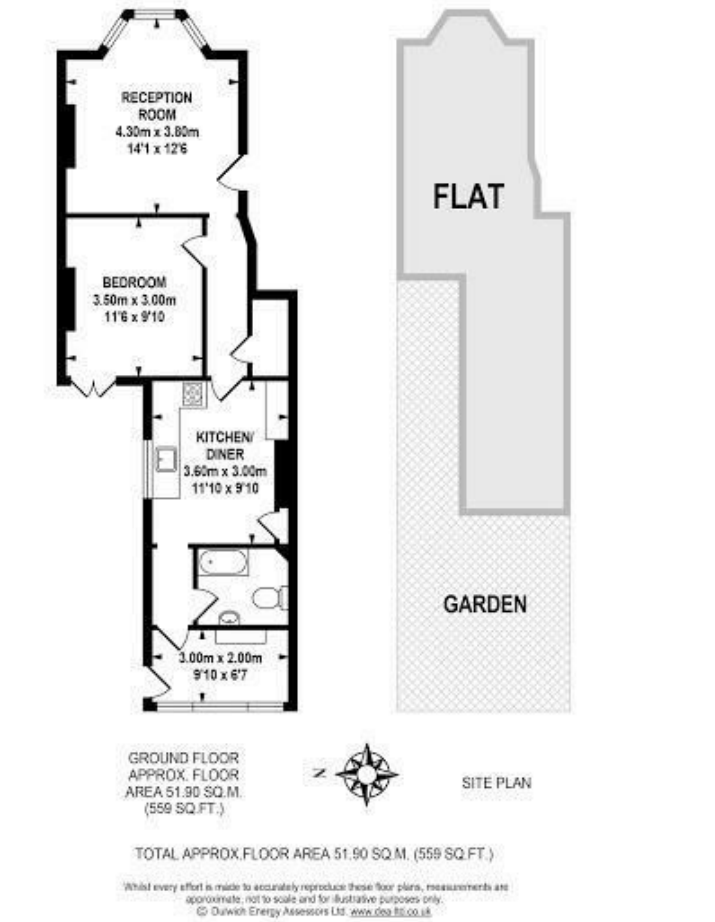
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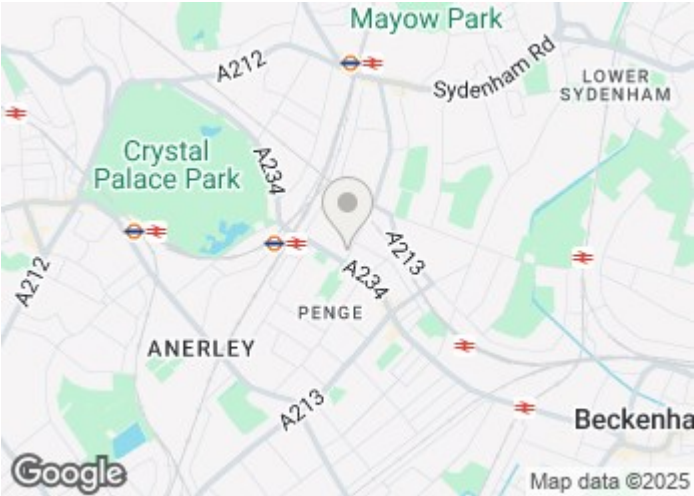
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Stapleton Long is a member of the Royal Institute of Chartered Surveyors (RICS) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent’s website or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



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