

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Champness Close, London, SE27 9QA**

**Vacant Possession**

**First Floor Flat**

**One Double Bedroom**

**Private Balcony**

**Offers Over £275,000 Leasehold**

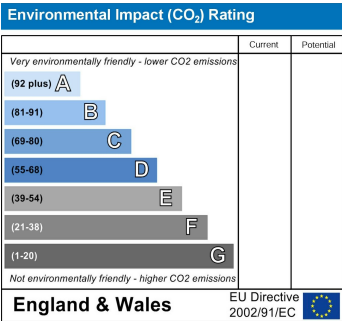
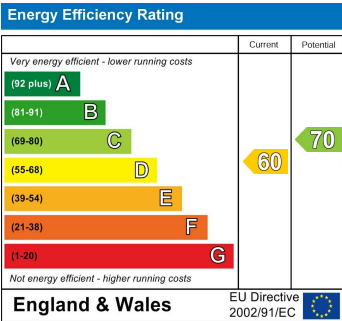
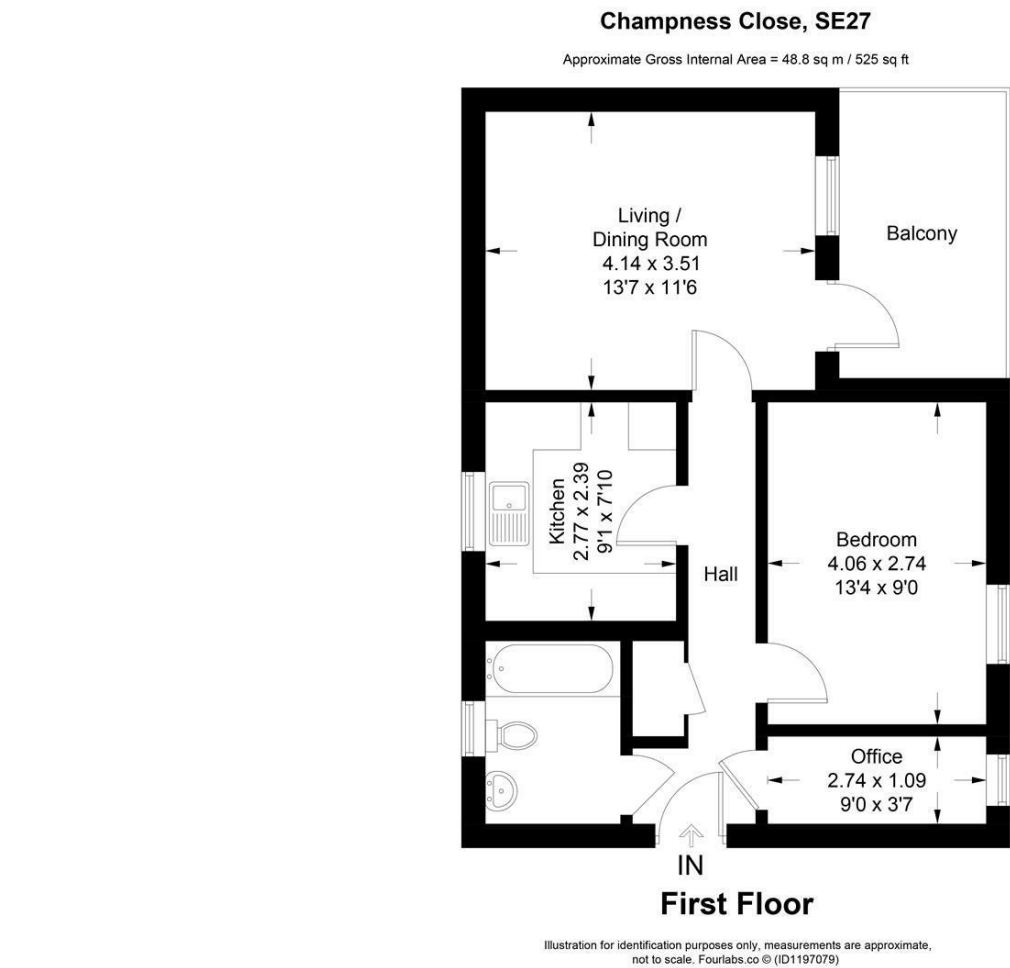
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

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

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

This fantastic first floor flat conveniently located for West Norwood and Gipsy Hill train stations, the property comprises of entrance hall, lounge with direct access to the private balcony, fitted kitchen, bathroom and one double bedroom. Other benefits include double glazed windows, gas central heating and a large storage cupboard. Presented to a good standard and offered with no onward chain

Viewings highly recommended



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.



Remaining Lease: 105 years  
Ground Rent: £10 Per Annum  
Service Charge: £1000 approx  
Council Tax Band: B  
Epc Rating: D

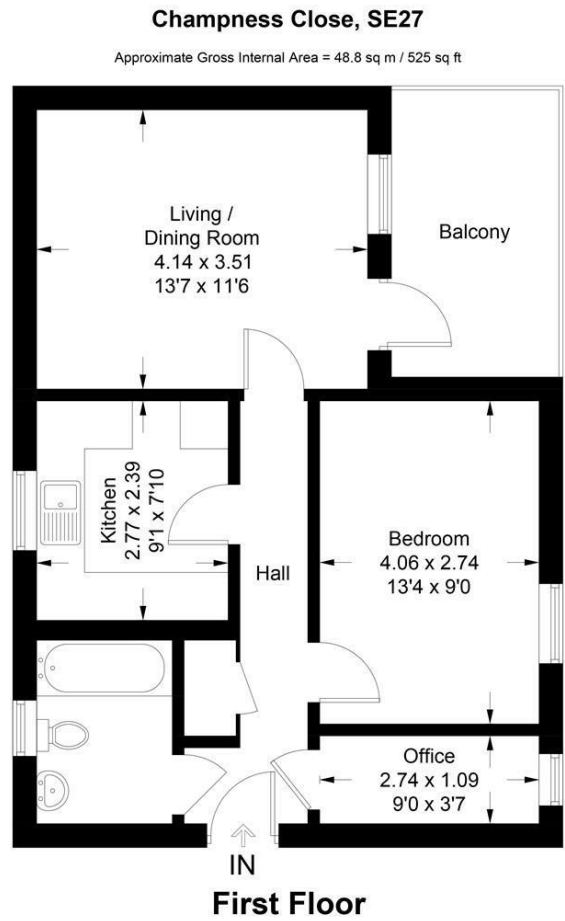
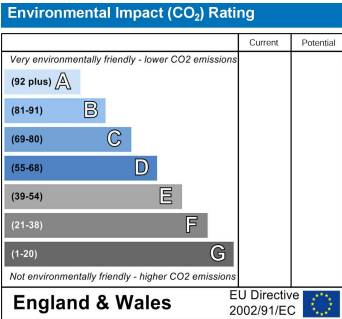
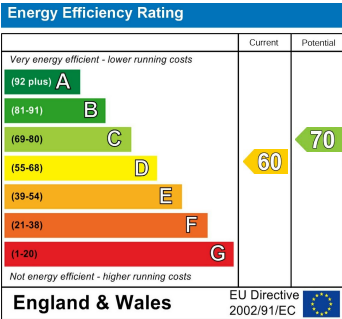


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1197079)



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