

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Norwood Road, London, SE27 9AA**

**Brand New High-Spec Apartment**

**Two Double Bedrooms**

**Private Balcony**

**No Onward Chain**

**Available Now**

**£485,000 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 stunning brand new apartment, with its luxury open plan kitchen/lounge and private balcony, two double bedrooms, en-suite shower room and main family bathroom. Other benefits include integrated appliances, under floor heating, double glazed windows and no onward chain. Located within easy reach of the ever popular West Norwood high street with its vast array of shops, bars and restaurants

Viewings highly recommended

Norwood Road

Approximate Gross Internal Area = 57 sq m / 613 sq ft

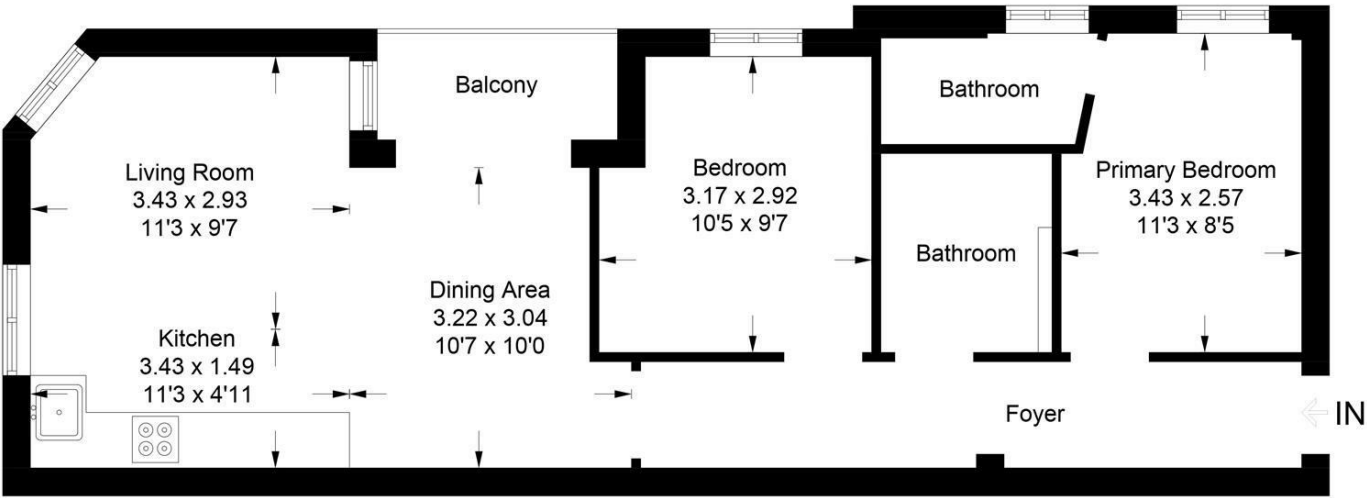
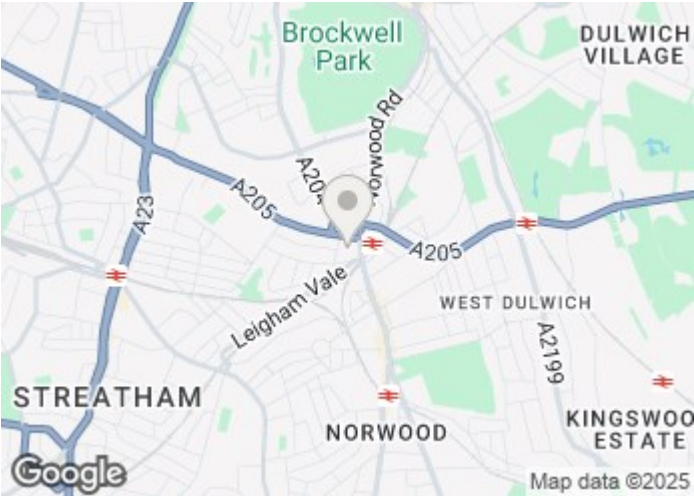


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239801)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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.



Leasehold: 999 Years  
Service charge approx.: £750 per annum  
10 Year Build Warranty

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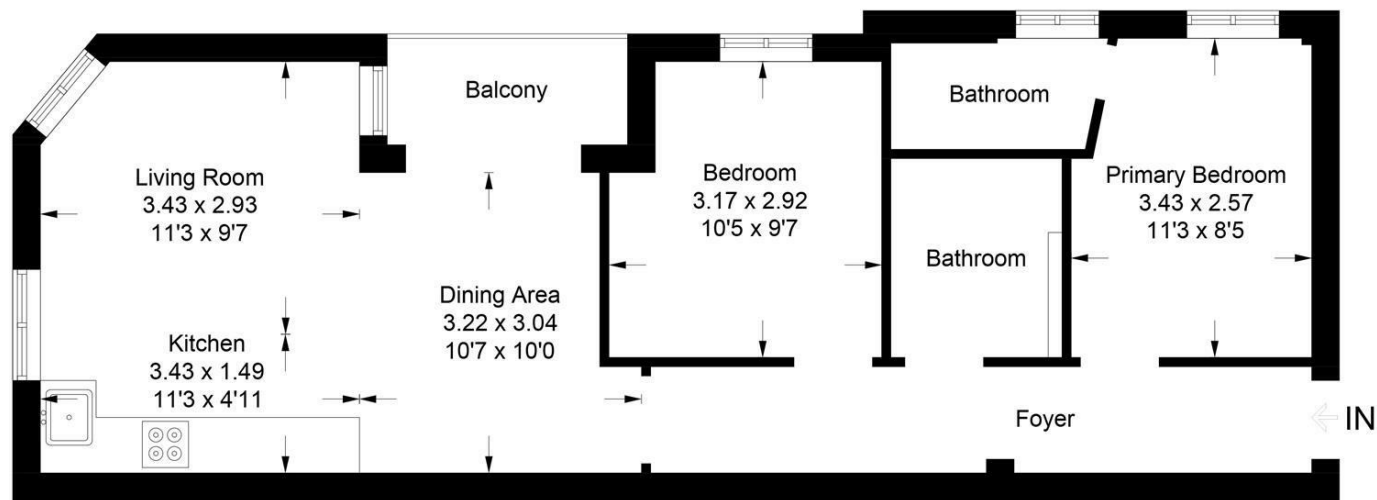
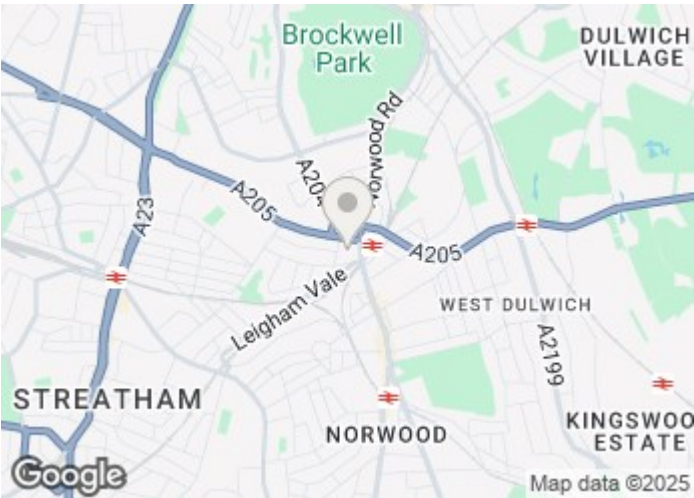


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