

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



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

**Brand New High-Spec Apartments**

**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)

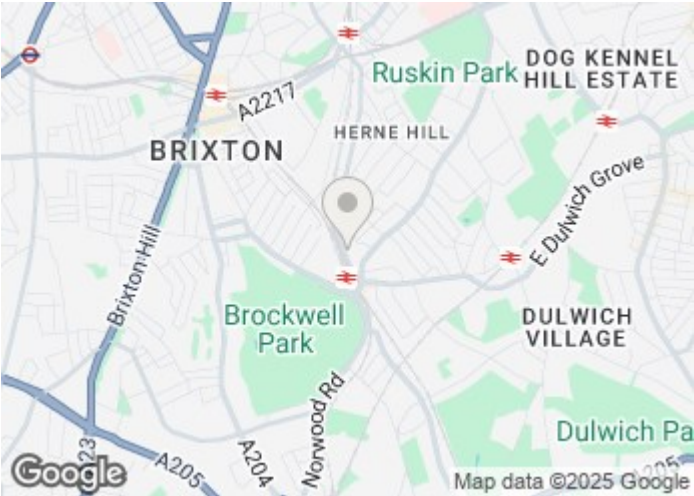
[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

Stapleton Long are pleased to offer these stunning brand new apartments, located on the ever popular Norwood Road with easy access to both West Norwood and Tulse Hill train stations

The development comprises of just five luxury two bedroom flats all finished to a very high speciation and offered with no onward chain. Prices start from £495,000 and demand your full attention

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	

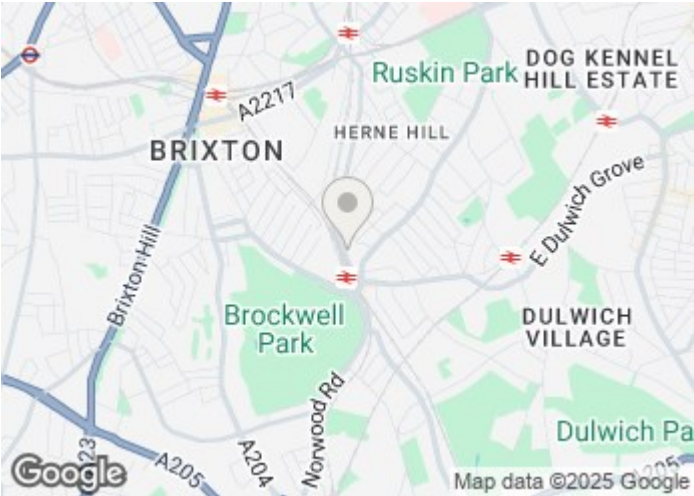
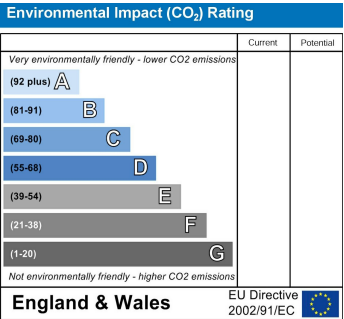
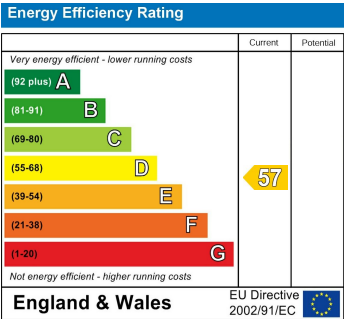
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	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.

Viewings highly recommended

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



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