

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



York Hill, London, SE27 0AA

One Bedroom Top Floor Flat

Offered Unfurnished

Convenient Location

£1,400 PCM

TO VIEW THIS PROPERTY CALL: 020 8670 9111

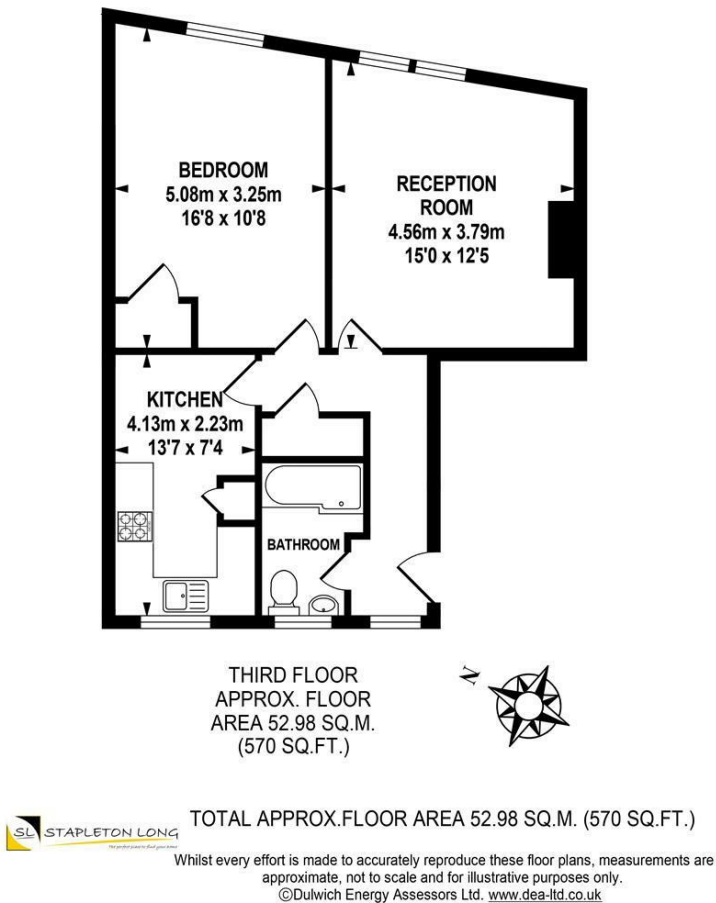
Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

We are pleased to offer this spacious top floor purpose built flat to let. This newly decorated flat comprises of entrance hall, lounge, one double bedroom, fitted kitchen and a three piece bathroom. The property is conveniently located for several bus routes, shops and rail links at both Tulse Hill and West Norwood stations.. Other benefits include new carpets, double glazed windows and gas central heating

Offered unfurnished and available immediately, view now to avoid disappointment

EPC RATING: C
Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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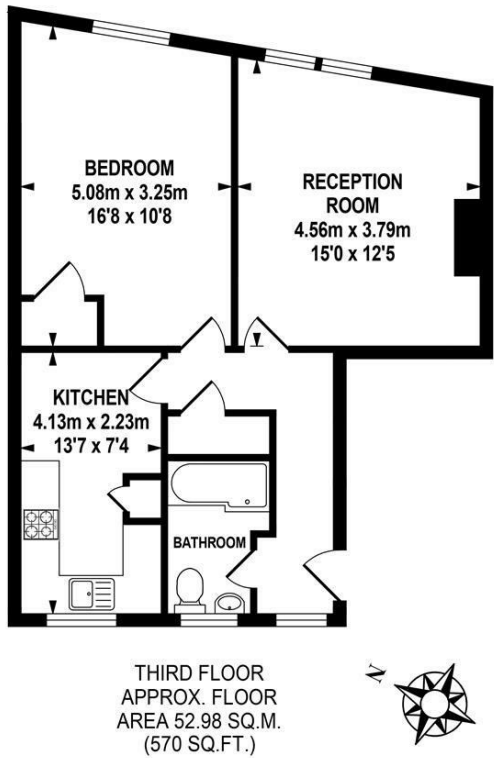
Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have 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.

Entrance

Entrance via intercom linked communal front door to communal hallway, up stairs to third floor and door to flat hallway.

Hallway

Handset for intercom. Double glazed window to rear. Storage cupboard. Doors to;



TOTAL APPROX.FLOOR AREA 52.98 SQ.M. (570 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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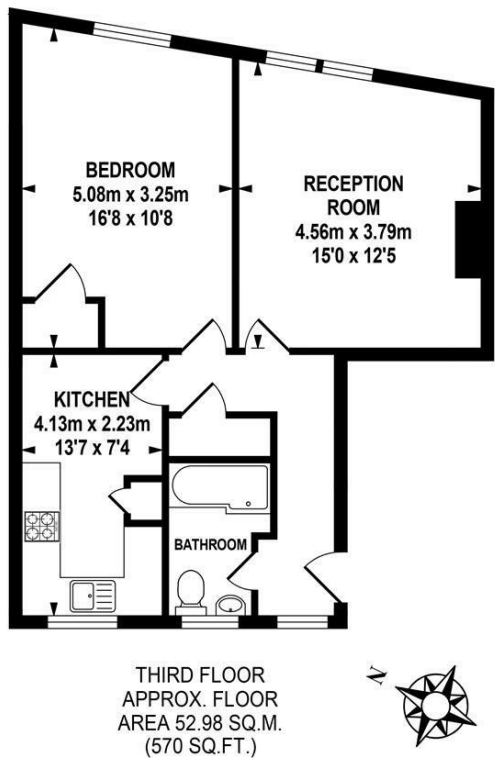
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Reception

Carpeted. Double glazed window to front. Inset spotlights.

Bedroom

Carpeted. radiator. Double glazed window to front. Built in wardrobe.



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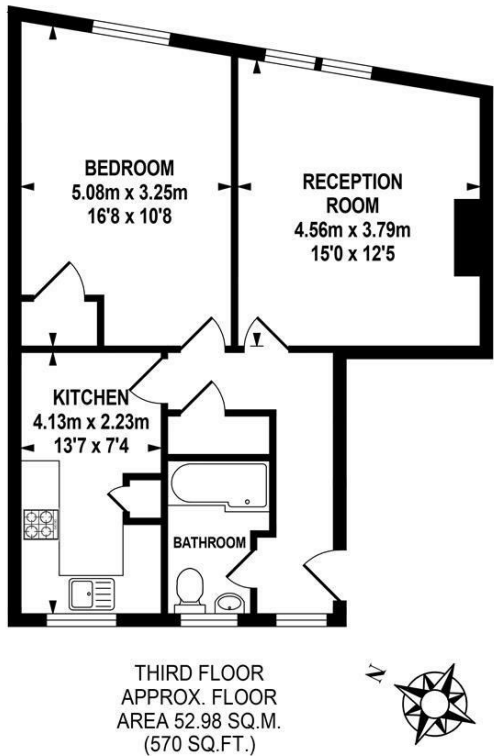
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Kitchen Diner

Tiled floor. Part tiled walls. Range of floor and wall mounted units with worktop over. Integrated oven, hob, fridge freezer, dishwasher and washing machine. Inset spotlights. Double glazed window to rear.

Bathroom

Tiled floor and walls. Panelled bath with mains shower attachment over. Low level W.C. Wash hand basin. Heated towel rail and extractor. Obscure glazed window to rear. Inset spotlights.



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