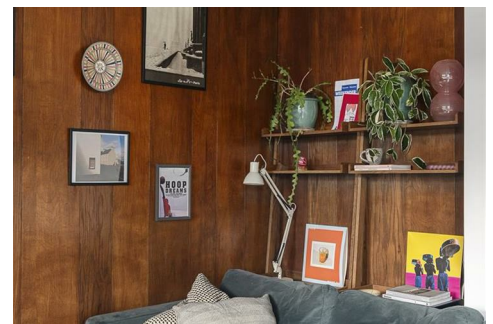


# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Windsor Grove, London, SE27 9LU**

**Two Bedroom Flat**

**Fantastic Location**

**Well Presented**

**Offered Unfurnished**

**Available Now**

**£1,700 PCM**

**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 well presented flat located within walking distance of West Norwood Train Station and the ever popular High Street with its various shops, bars and restaurants. The property comprises of two bedrooms, lounge with access to a private balcony, fitted kitchen and a main bathroom. Offered unfurnished and available early January 2025

View now to avoid disappointment

EPC: C

Council Tax Band: B

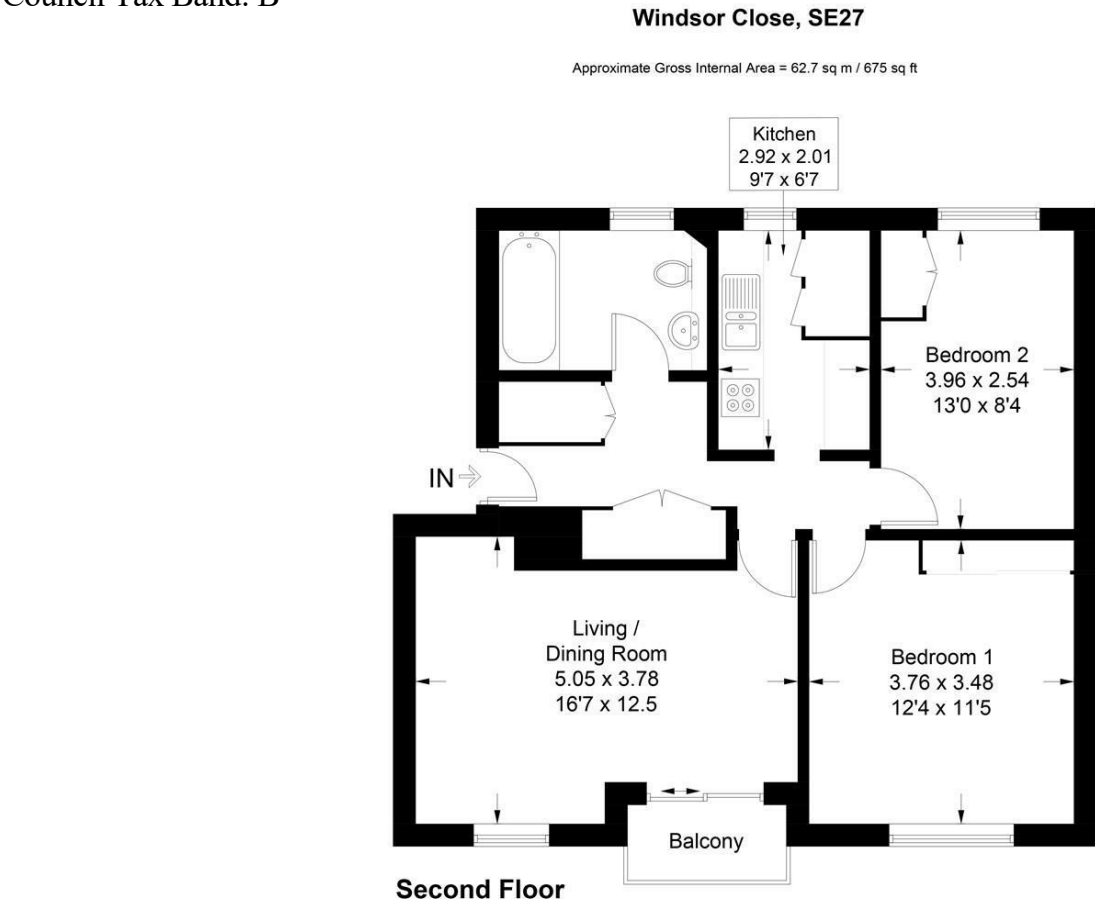
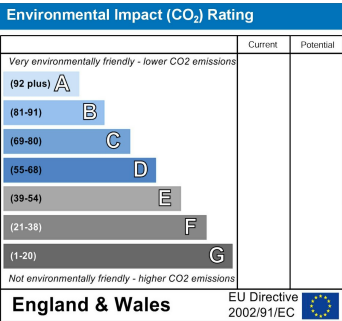
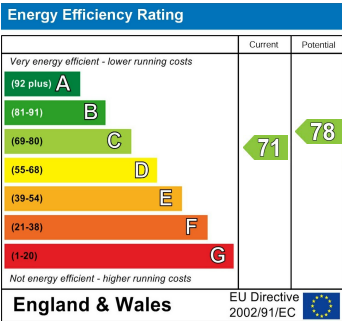


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1156111)



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.

Fees:

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:

Windsor Close, SE27

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft

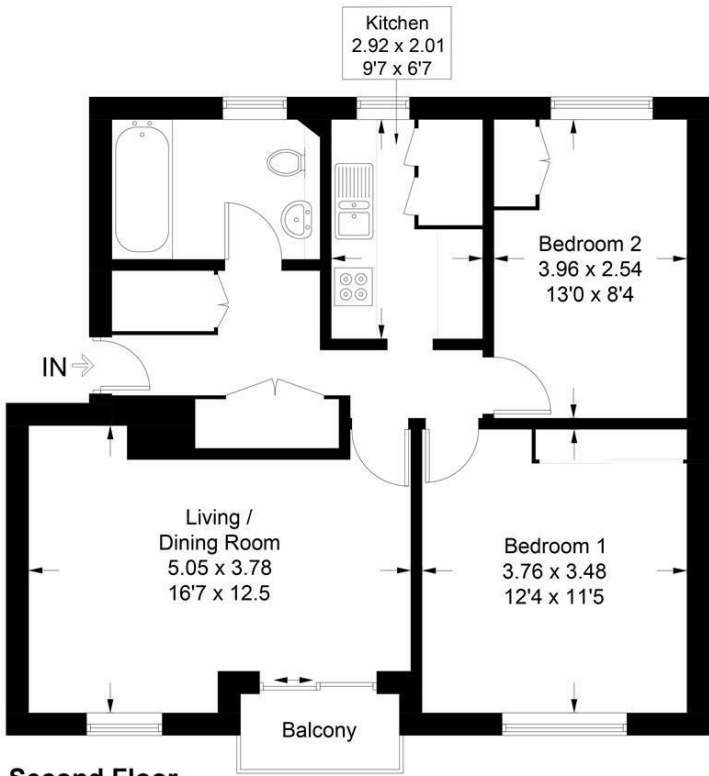


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1156111)

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	7178

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	



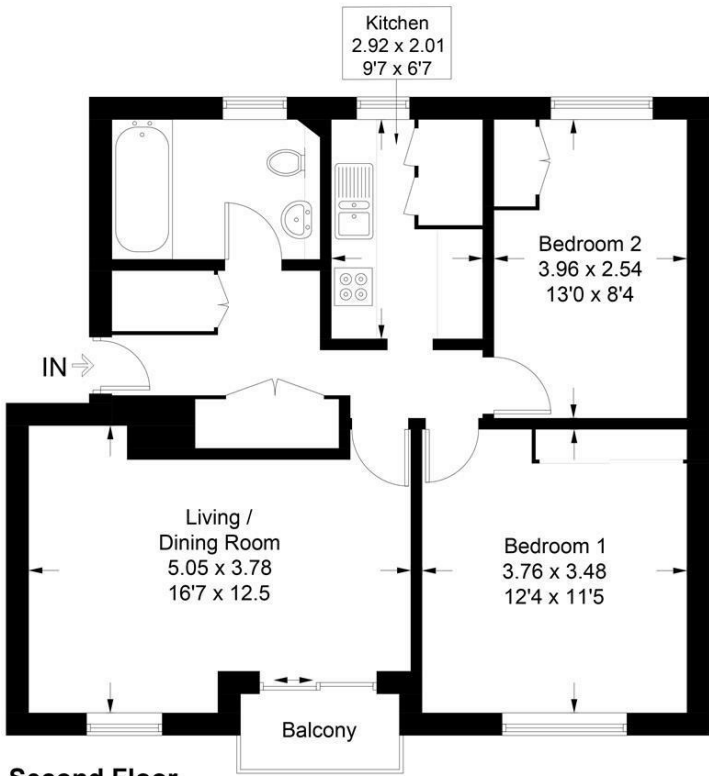
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- Holding Deposit: 1 week’s rent or £150
  - Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).
- During the tenancy:
- Payments to other third parties: such as Council Tax, utilities or payments for 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.

Windsor Close, SE27

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft



Second Floor

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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	71	78
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		



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Tenant Protection

Stapleton Long is 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.

Windsor Close, SE27

Approximate Gross Internal Area = 62.7 sq m / 675 sq ft

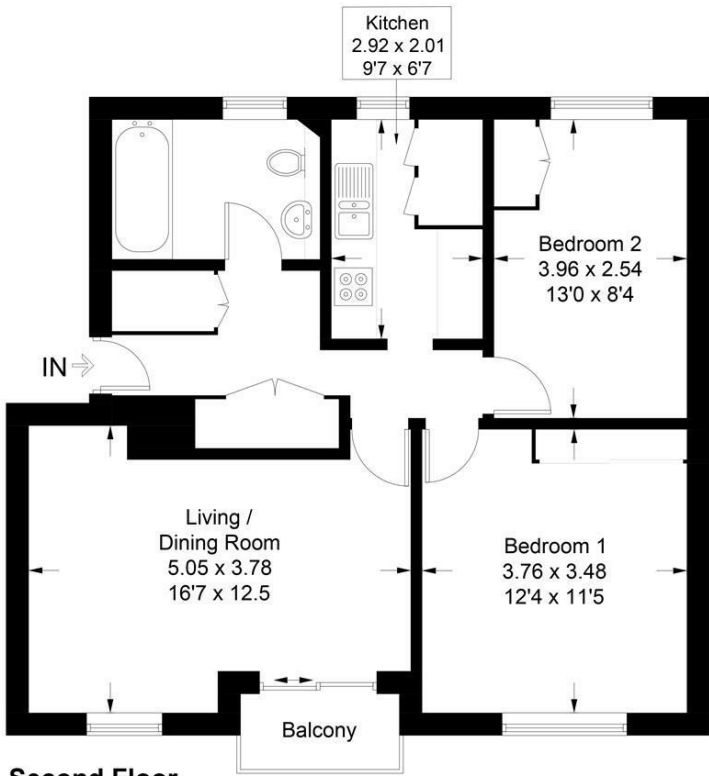
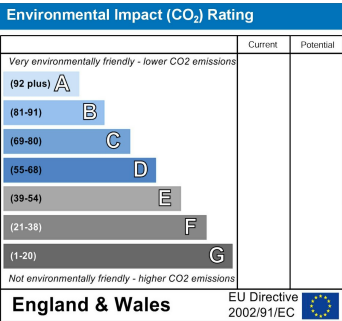
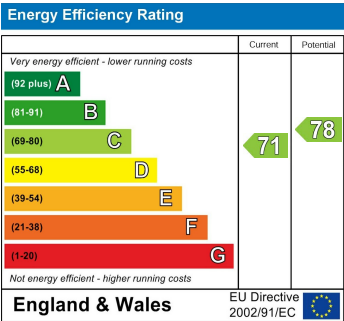


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