

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Palace Road, London, SW2 3NR**

**Fantastic Studio Flat**

**Newly Decorated**

**Prime Location**

**Available Now**

**Stunning Period Building**

**£1,250 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 newly decorated studio flat comprising of a main living/sleeping area, separate small kitchen area and shower room. The property is located in prime location within easy reach of Tulse Hill Train Station and the various shops, bars and restaurants.

Viewings highly recommended

**Palace Road, SW2**

Approximate Gross Internal Area = 25.4 sq m / 273 sq ft

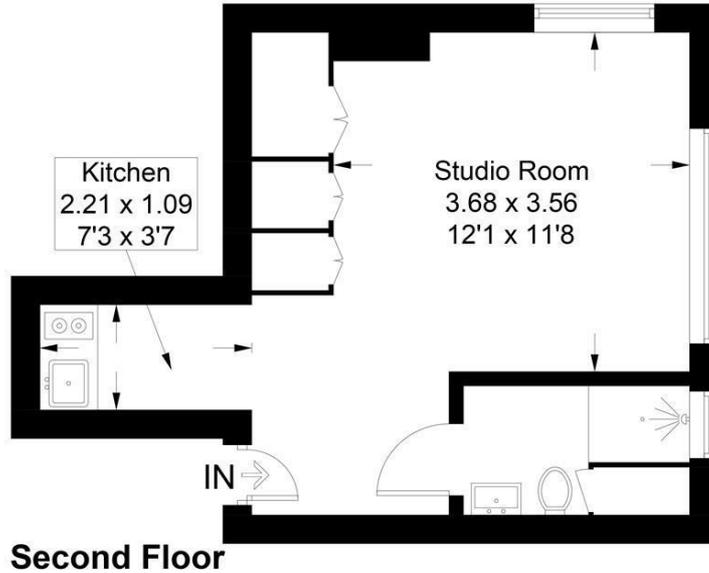
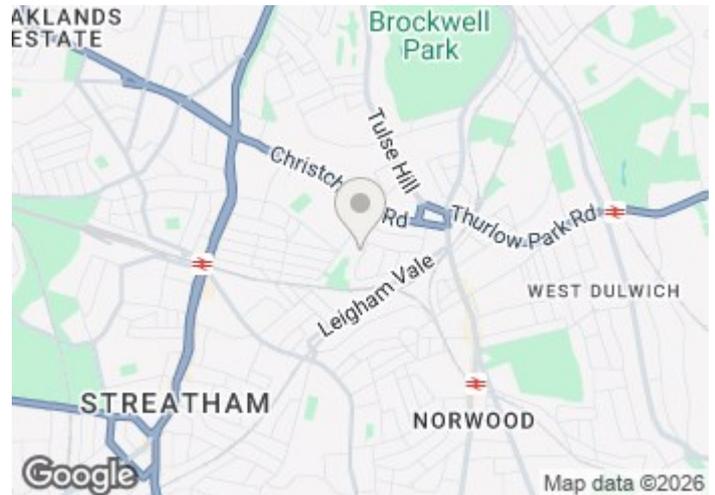


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1278766)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			68
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			68
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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.

Council Tax Band: A

EPC Rating: E

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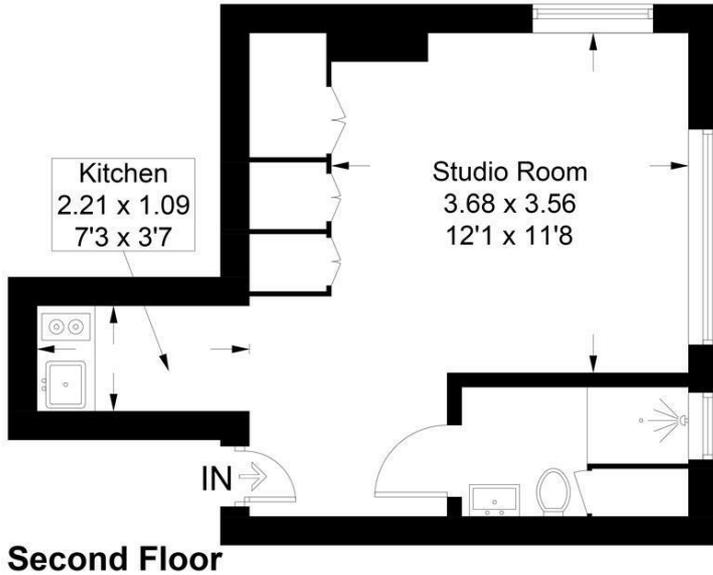
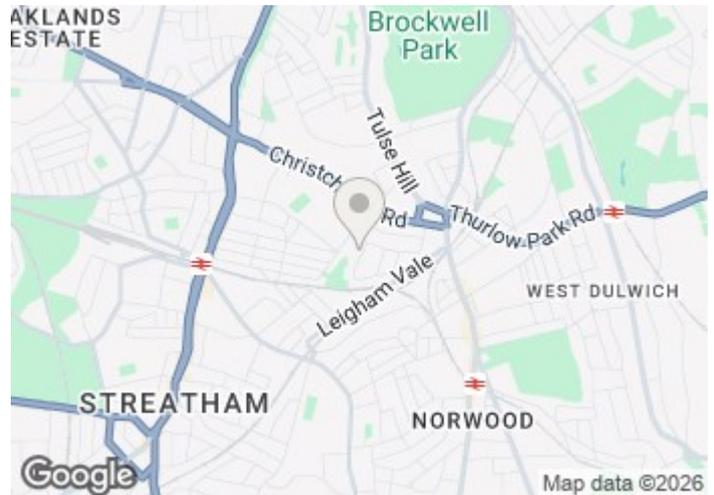


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