

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



86 Croydon Road, London, SE20 7AB

One Bedroom Purpose Built Flat

Spacious Accommodation

Popular and Convenient Location

£1,350 Per Month

TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

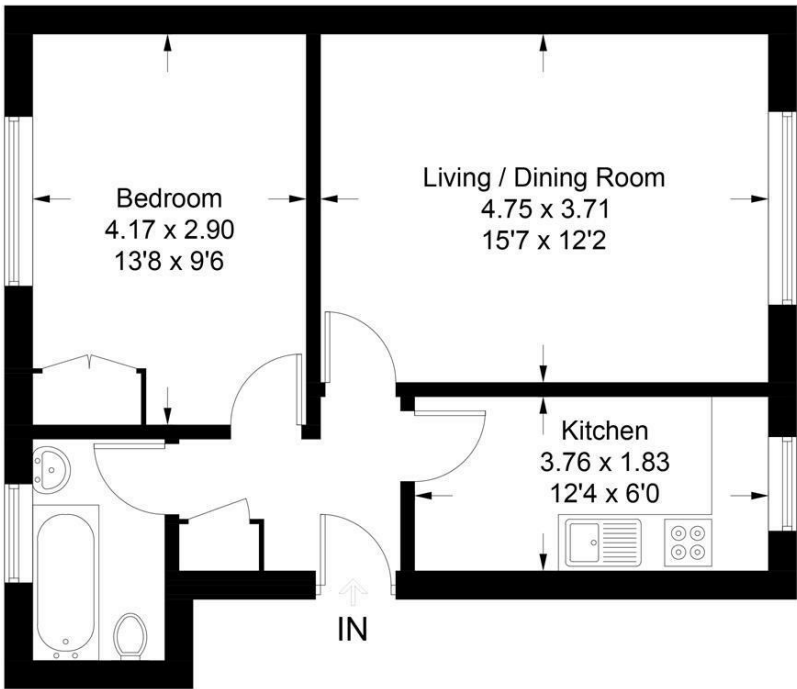
This newly refurbished one bedroom first floor purpose built flat situated in a small block close to Penge East, Penge West & Anerley railway stations. The accommodation comprises a bright and airy lounge, a modern fitted kitchen, double bedroom and modern bathroom.

Offered unfurnished and available now

EPC Rating: C
Council Tax Band: B

Helen Court, SE20

Approximate Gross Internal Area = 45.9 sq m / 494 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329417)

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	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	80	84
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.

Entrance

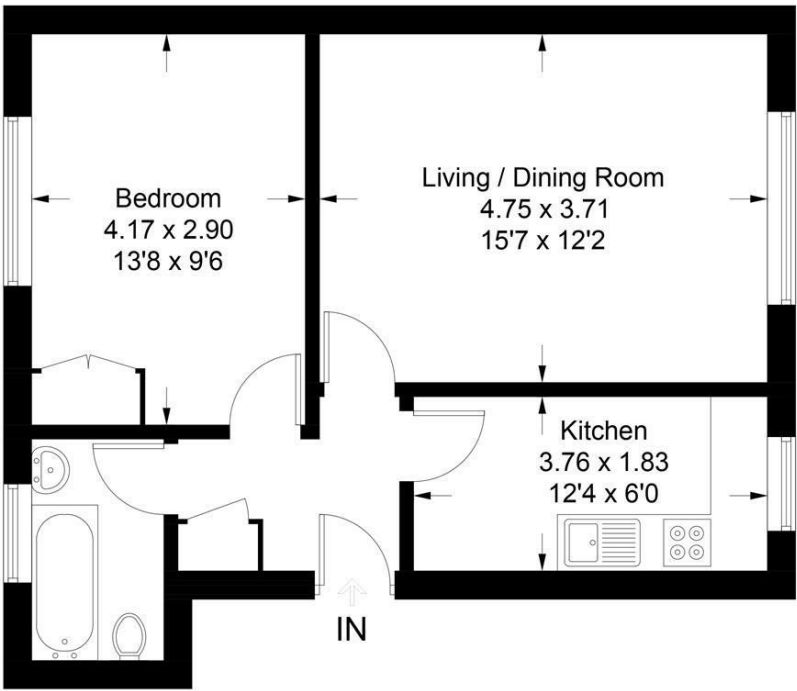
Along path to communal front door. Upstairs to communal hallway and door to flat.

Hallway

Laminate wood floor. Entry phone system. Doors to:

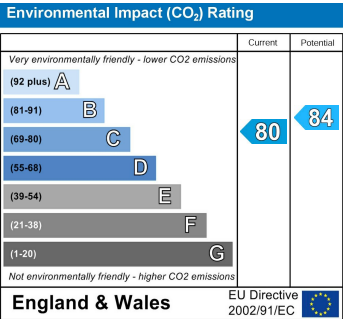
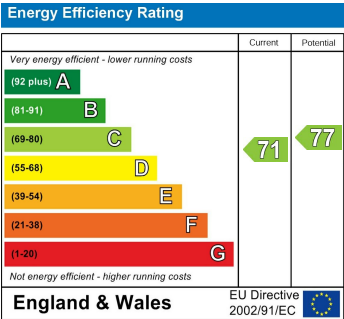
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Reception

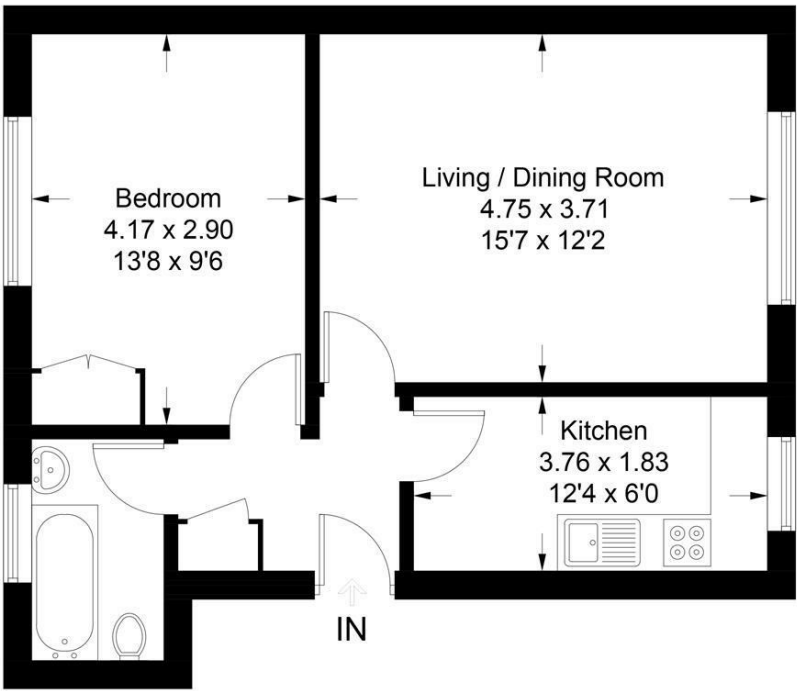
Laminate wood floor. Radiator. Double glazed windows to front.

Kitchen

Tiled floor. Part tiled walls. Range of floor and wall mounted units with granite worktop over. Integrated oven, hob and extractor. Washing machine. Room for fridge freezer. Double glazed window to front.

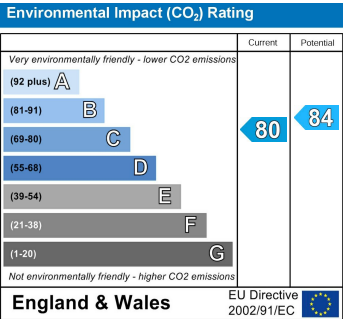
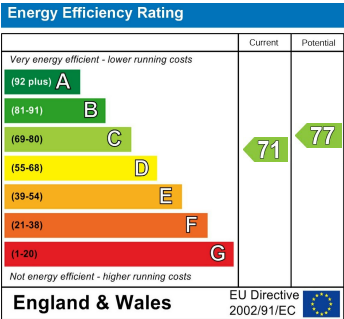
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Bedroom

Laminate wood floor. Double glazed window to rear. Built in wardrobe. Radiator.

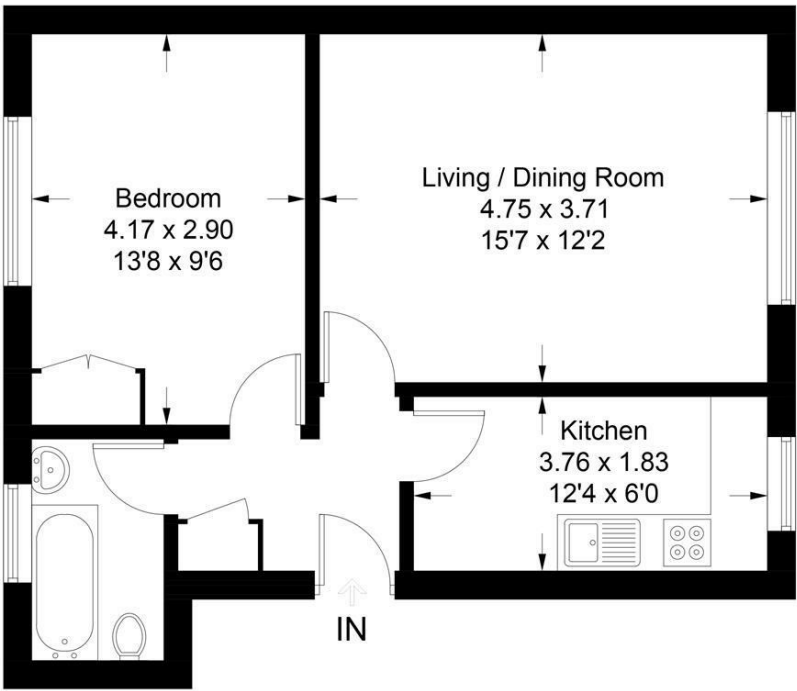
Bathroom

Tiled floor. Part tiled walls. Shower with mains attachment over. Low level W.C. Wash hand basin. Double glazed window to rear.

Fees:

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Environmental Impact (CO ₂) Rating		
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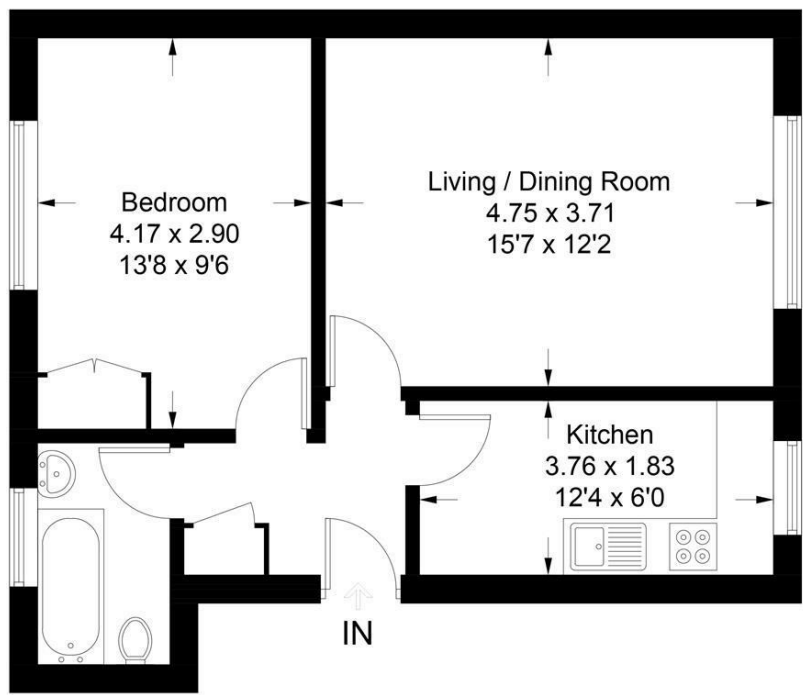
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Referencing Fees: £60.00 per person - payable at time of application.

Administration Fee: £120 per person - payable at signing of tenancy agreement.

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