

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



St. Johns Road, London, SE20 7EF

One Bedroom Ground Floor Flat

Quiet Residential Road

Private Rear Garden

£289,999 Leasehold

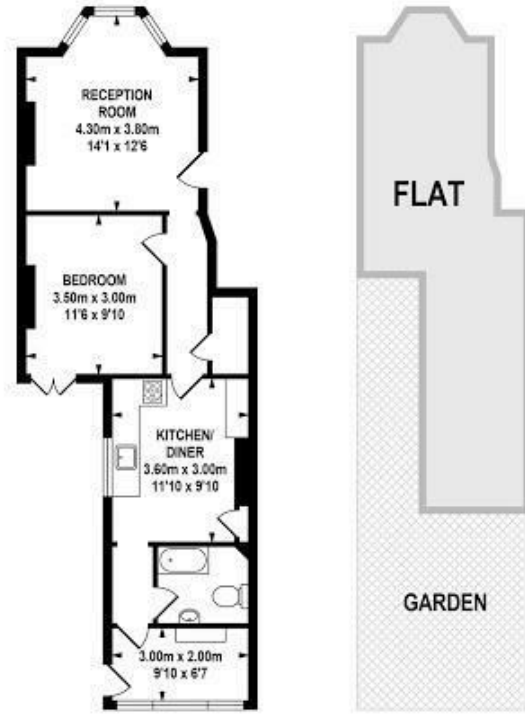
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic ground floor garden flat, comprising of a main living room to the front with a feature fireplace and double glazed windows, one double bedroom, bathroom, kitchen/ breakfast room and small lean to. Other benefits include a private rear garden, gas central heating and no onward chain.

St. John's Road is a quiet residential road, close to Crystal Palace Park and the local amenities of Penge High Street.



GROUND FLOOR APPROX. FLOOR AREA 51.90 SQ.M. (559 SQ.FT.)

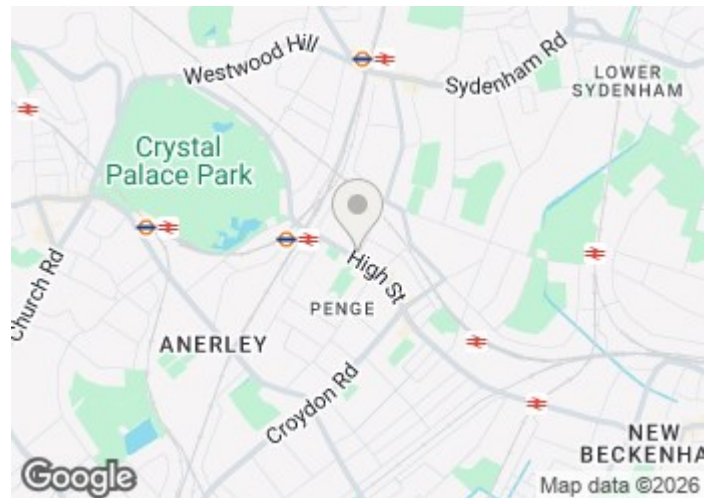
SITE PLAN

TOTAL APPROX. FLOOR AREA 51.90 SQ.M. (559 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

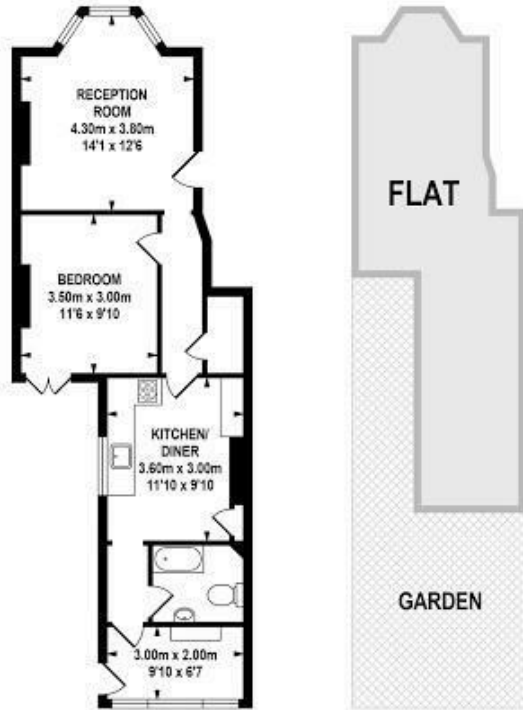
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	62
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 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.

The property is well proportioned and located 0.2 miles from Penge East Station which provides a regular service into London Victoria

EPC Rating: D



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(559 SQ.FT.)



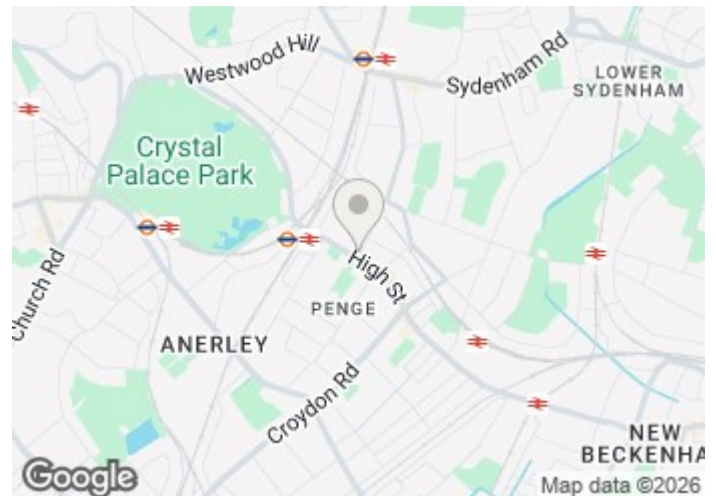
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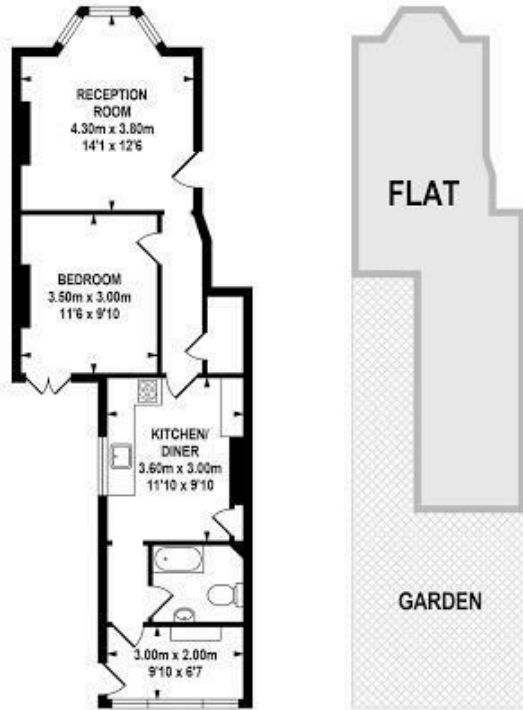
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Council Tax Band: C
 Lease: New 125 Year Lease



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 AREA 51.90 SQ.M.
 (559 SQ.FT.)



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Environmental Impact (CO ₂) Rating		Current	Potential
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(69-80) C			
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