

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Norwood Road, London, SE27 9AA

Brand New Apartment

High Specification

Two Double Bedrooms

Private Balcony

Prime Location

£465,000 Leasehold

TO VIEW THIS PROPERTY CALL: 020 8670 9111

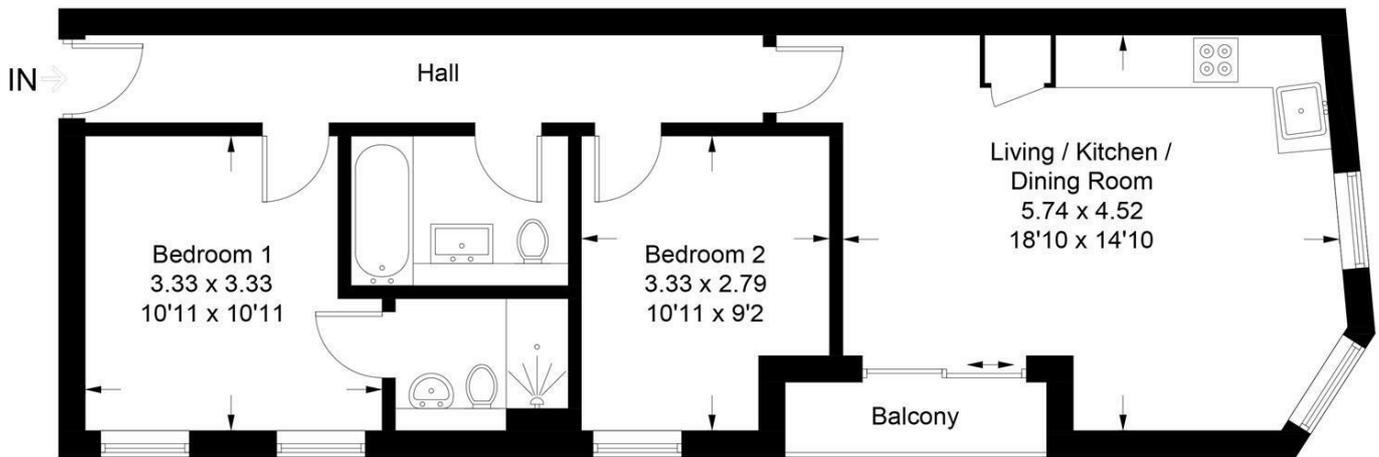
Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic brand new top floor apartment located in the heart of West Norwood, finished to a very high specification, comprising of entrance hall, open plan kitchen/living area with direct access onto the private balcony, the kitchen is fitted with integrated appliances and finished to a high standard, you will also find two double bedrooms, an en-suite shower room and the main high-spec bathroom located off the hallway. Other benefits include underfloor heating, double glazed windows and a ten year build warranty.

Norwood Road, se27

Approximate Gross Internal Area = 60.6 sq m / 652 sq ft

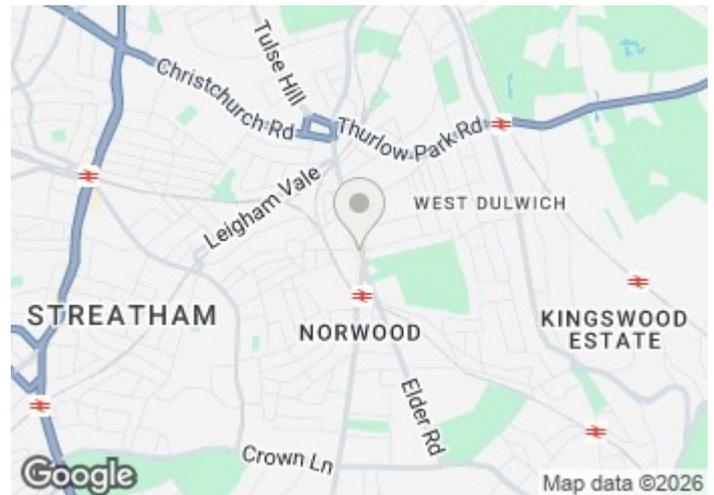


Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239404)

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			
(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			
(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 development consists of just five high end apartments, view now to avoid disappointment

Leasehold: 999 Years

Service charge approx.: £750 per annum

10 Year Build Warranty

Norwood Road, se27

Approximate Gross Internal Area = 60.6 sq m / 652 sq ft



Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1239404)

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		57	
(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			
(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		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.