

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Gipsy Road, London, SE27 9RE**

**Conversion Flat**

**Two Bedrooms**

**In Need Of Refurbishment**

**Vacant Possession**

**£335,000 Leasehold**

**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)

Stapleton Long are now in receipt of an offer for the sum of £330,000 for First Floor Flat 168 Gipsy Road, West Norwood, SE27

Anyone wishing to place an offer on the property should contact Stapleton Long, 501 Norwood Road, SE27 9DJ 020 8670 9111 before exchange of contracts.

This fantastic opportunity to purchase this leasehold conversion flat located within walking distance to shops,

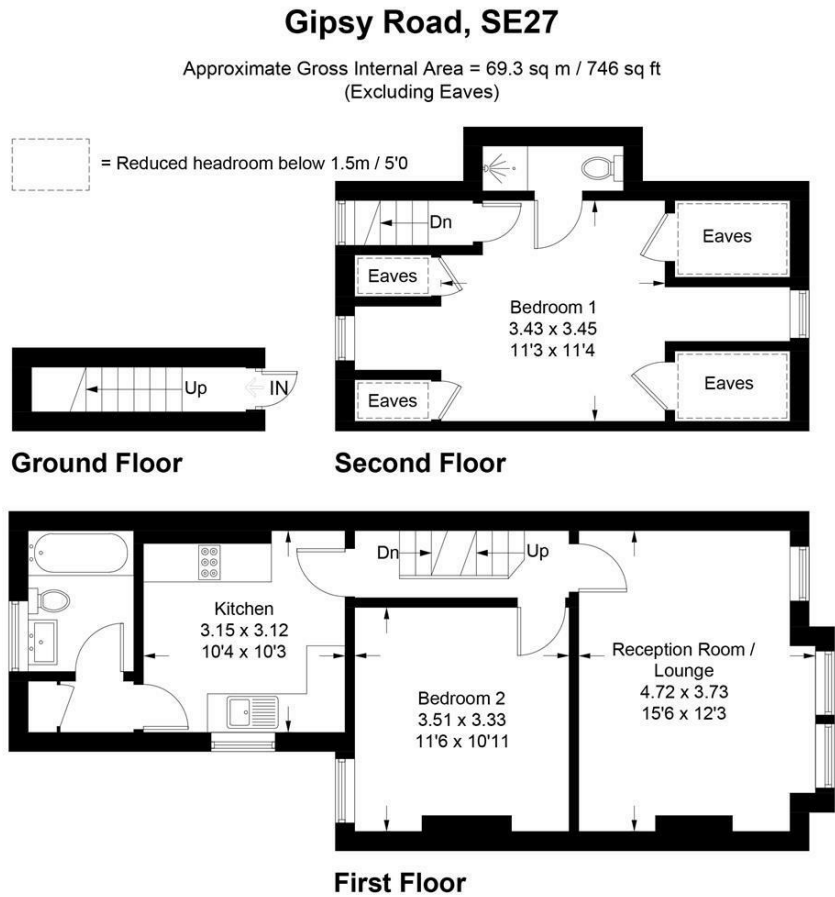


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1261572)

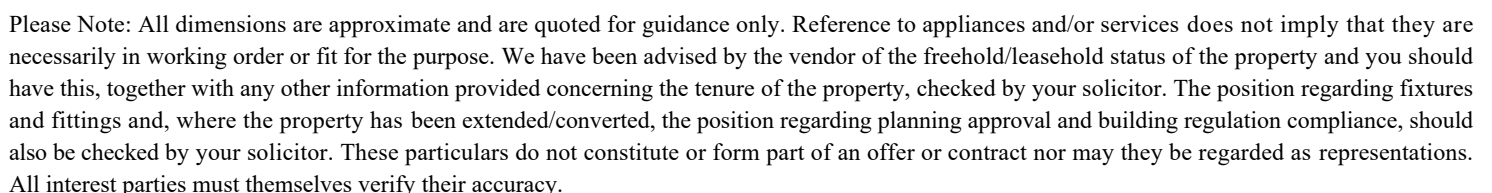
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

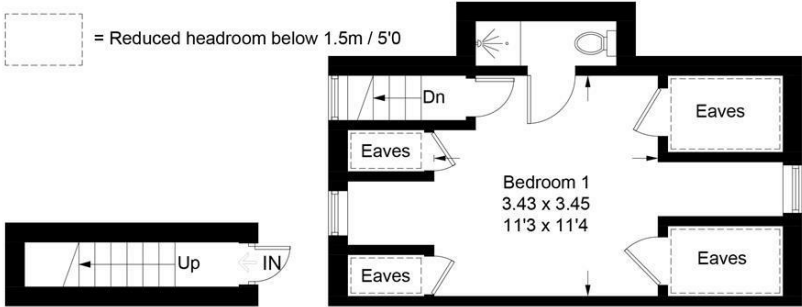




Lease remaining: 970 years  
Ground rent and service charge: TBC

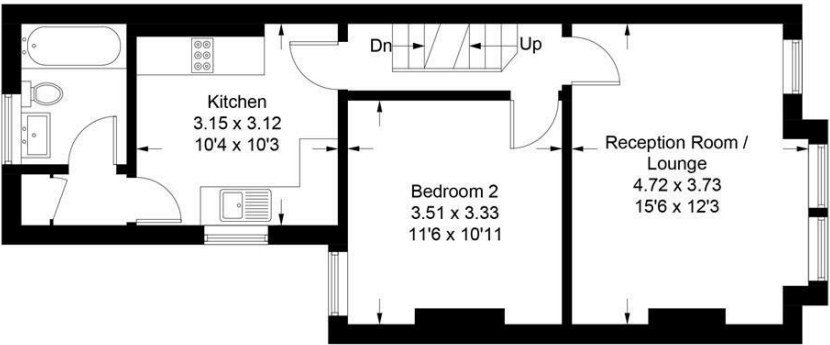
Gipsy Road, SE27

Approximate Gross Internal Area = 69,3 sq m / 746 sq ft  
(Excluding Eaves)



Ground Floor

Second Floor



First Floor

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