



Sangley Road, London, SE6 2JP

- Guide Price £350,000-£375,000
- Ground Floor Maisonette
- Private Rear Garden
- Catford Bridge Station 0.5 miles
- Sold Chain Free
- Two bedrooms
- Open Plan Kitchen/ Living/Dining
- Wooden flooring throughout
- Lease 960 years
- EPC C

Guide Price £350,000 to £375,000



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Guide Price £350,000-£375,000. Lovely two bedroom period ground floor maisonette with a contemporary grey façade and rear garden. Lease 960 years. Sold Chain Free.

This home has a bright open-plan kitchen, dining and reception area, modern integrated appliances, dark wood flooring throughout, neutral décor and plenty of natural light, plus a cast-iron fireplace.

Both bedrooms are doubles -14ft & 12ft - with the front bedroom having a fireplace and the rear bedroom overlooking the side return. The bathroom has a modern three-piece suite, finished with grey stone-effect tiling, and a heated towel rail.

To the rear, a private garden provides a peaceful outdoor escape, perfect for morning coffee, evening unwinding, or weekend gardening.

Call the Sales Team at Hunters Catford to arrange your viewing.

Lease: 960 years
Ground rent: Peppercorn
No Service Charge
Sold Chain Free

Amenities

Local Shops 300m Good Food Deli, Co-op, takeaways
Catford town centre is 500m away with shops, the Broadway Theatre, monthly food market, supermarkets, restaurants and pubs.

Train stations

Catford Bridge station 0.5 miles for London Bridge, Charing Cross and Cannon Street
Catford station 0.6 miles for Blackfriars, City Thameslink, Farringdon and Denmark Hill

Parks

Mountsfield Park 0.3 miles: Open fields, flower gardens, playground, bandstand and café

Ladywell Fields 0.6 miles: 54 acres of green space, wooded areas, river, tennis courts, bowling green, cycle route and nature reserve.

Beckenham Place Park 1.8 miles: 237 acres of parkland, local nature reserve, ancient woodland, sports facilities, Green Chain Walk.

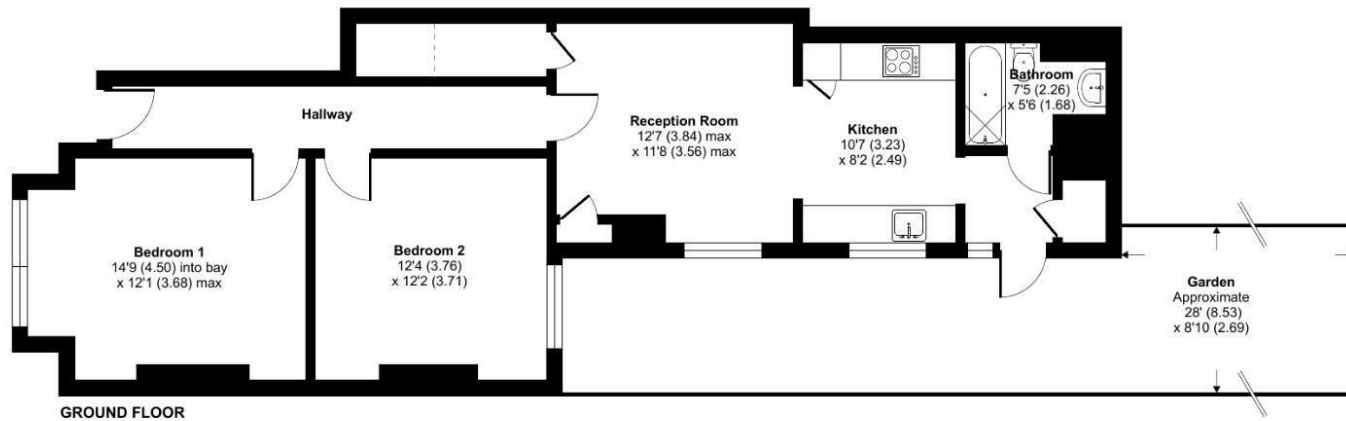




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Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hunters. REF: 1069992.

Viewings

Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

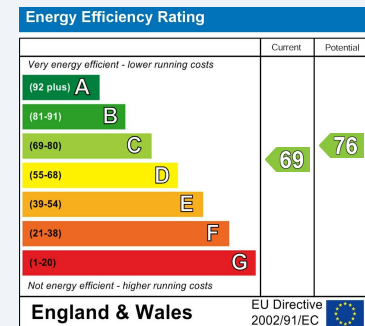
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

