



STANFORDS

Sangley Road, London
£500,000

A light and modern three-bedroom split-level flat on Sangley Road, Catford, beautifully presented throughout with stylish décor and a well-balanced layout, ideal for contemporary living.

On the ground floor, a welcoming entrance hall provides useful space for coats and shoes, leading up to a bright and spacious landing. The first floor offers a cosy yet light-filled reception room to the front, alongside two bedrooms, including a generously sized double, and a modern shower room.

To the rear, the impressive kitchen/diner is flooded with natural light from skylights and French doors overlooking the garden. Finished with sleek modern units, this space offers ample room for both dining and relaxing, with direct access to the private rear garden, perfect for entertaining during warmer months. The garden itself is a peaceful, leafy retreat.

Continuing upstairs, the property has been thoughtfully extended to create a spacious principal bedroom on the second floor, complete with a contemporary en-suite bathroom.

Ideally located for Catford stations and a variety of local bus routes, the property offers excellent transport connections. The vibrant local area features a wide selection of supermarkets, independent shops, cafés, and restaurants. Families are well catered for with highly regarded schools, including Rushey Green Primary, as well as nearby green spaces such as Mountsfield Park.

A fantastic opportunity to acquire a spacious, well-finished home in a well-connected location.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- **Split-Level Flat**
- **Three Beds - Two Baths**
- **Spacious Kitchen/Diner**
- **Private Garden**









FIRST FLOOR

Reception Room

14' 6" x 12' 2" (4.41m x 3.70m)

Double-glazed windows, pendant ceiling lights, radiator, wood flooring.

Kitchen/Diner

22' 8" x 11' 8" (6.91m x 3.56m)

Double-glazed windows and French doors to Juliet balcony, wall-mounted, inset and pendant ceiling lights, fitted kitchen units, sink with mixer tap, integrated dishwasher, washing machine, oven and hob, extractor hood, combi boiler, radiators, imitation wood tiles.

Bedroom

12' 4" x 12' 2" (3.75m x 3.70m)

Double-glazed windows, pendant ceiling light, fireplace, radiator, fitted carpet.

Bedroom

7' 3" x 6' 0" (2.22m x 1.82m)

Double-glazed window, pendant ceiling light, fitted storage, radiator, fitted carpet.

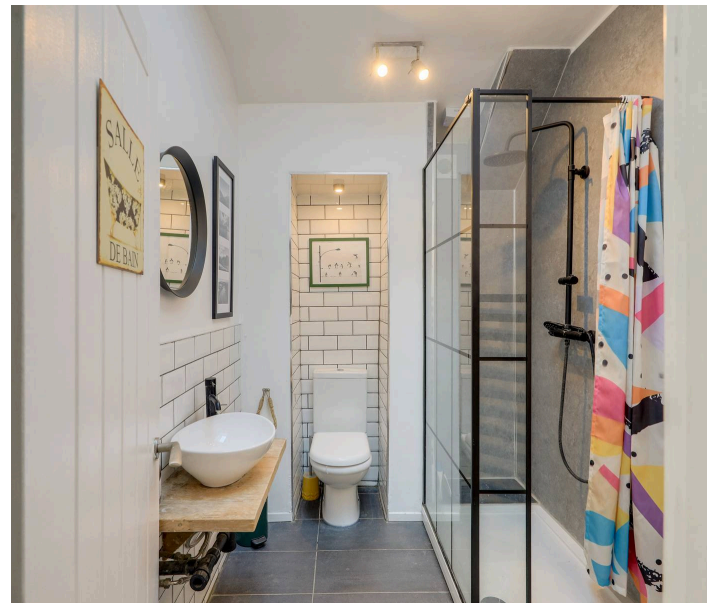
Shower Room

7' 10" x 5' 9" (2.38m x 1.74m)

Track ceiling light, walk-in shower, washbasin, WC, heated towel rail, tile flooring.

Landing

Wall-mounted and pendant ceiling lights, storage cupboard, radiator, fitted carpet.





SECOND FLOOR

Bedroom

21' 3" x 11' 7" (6.48m x 3.54m)

Double-glazed windows, inset ceiling spotlights, radiator, eaves storage, fitted carpet.

Ensuite

8' 8" x 5' 9" (2.63m x 1.76m)

Double-glazed window, inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

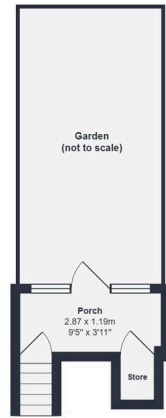
GROUND FLOOR

Rear Porch

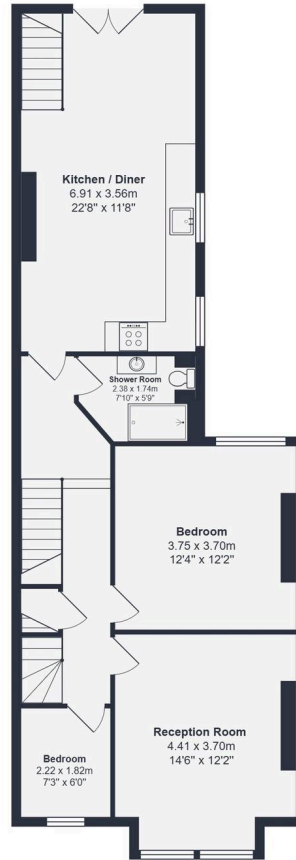
9' 5" x 3' 11" (2.87m x 1.19m)

Double-glazed windows and door to garden, inset ceiling spotlights, store room, electric wall heater.





Ground Floor



First Floor



Second Floor



Ground Floor

Total Area: 122.6 m² ... 1320 ft²

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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