



**Guide Price £365,000 Leasehold**  
3 bedroom flat

Sangley Road  
Catford

## Read all about it...

A light and spacious three-bedroom first-floor maisonette in Catford, ideally located for excellent transport links and a vibrant local community.

With its own private entrance, the property is beautifully presented throughout. The ground-floor entrance hall provides handy storage for coats and shoes, while the spacious first-floor landing leads to an open-plan living room and kitchen. This bright and welcoming space, fitted with modern units, offers plenty of room for dining and relaxing—truly the heart of the home.

Along the hallway are three bedrooms: two generously sized doubles and a third smaller bedroom, ideal as a nursery or home office, along with a spacious family bathroom.

Well positioned for Catford and Catford Bridge stations, the home enjoys fast and frequent services into Central London. The area boasts a wide range of amenities, including independent shops, supermarkets, cafés, and restaurants. Families will also appreciate the nearby nurseries and schools such as Rushey Green Primary, while Mountsfield Park is just a short stroll away, offering open green space for recreation.

**FIRST FLOOR MAISONETTE  
THREE BEDROOMS  
CLOSE TO MOUNTSFIELD PARK**

**OPEN PLAN LOUNGE/KITCHEN  
0.5MI TO CATFORD STATIONS  
APPROX - 829SQFT.**

**Like what you see?**

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to arrange a viewing or request further information









## FIRST FLOOR

### Landing

Inset ceiling spotlights, built-in storage unit, radiator, fitted carpet.

### Open Plan Kitchen & Living Room

5.92m x 3.54m (19' 5" x 11' 7")

Double-glazed windows, inset ceiling spotlights, pendant ceiling lights, fitted kitchen units, sink with mixer tap and drainer, integrated dishwasher, oven, gas hob and fridge/freezer, extractor hood, radiator, wood flooring.

### Bedroom

4.37m x 3.74m (14' 4" x 12' 3")

Double-glazed windows, pendant ceiling light, alcove shelving and cabinetry, radiator, wood flooring.

### Bedroom

3.79m x 3.74m (12' 5" x 12' 3")

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

### Bedroom

2.30m x 1.81m (7' 7" x 5' 11")

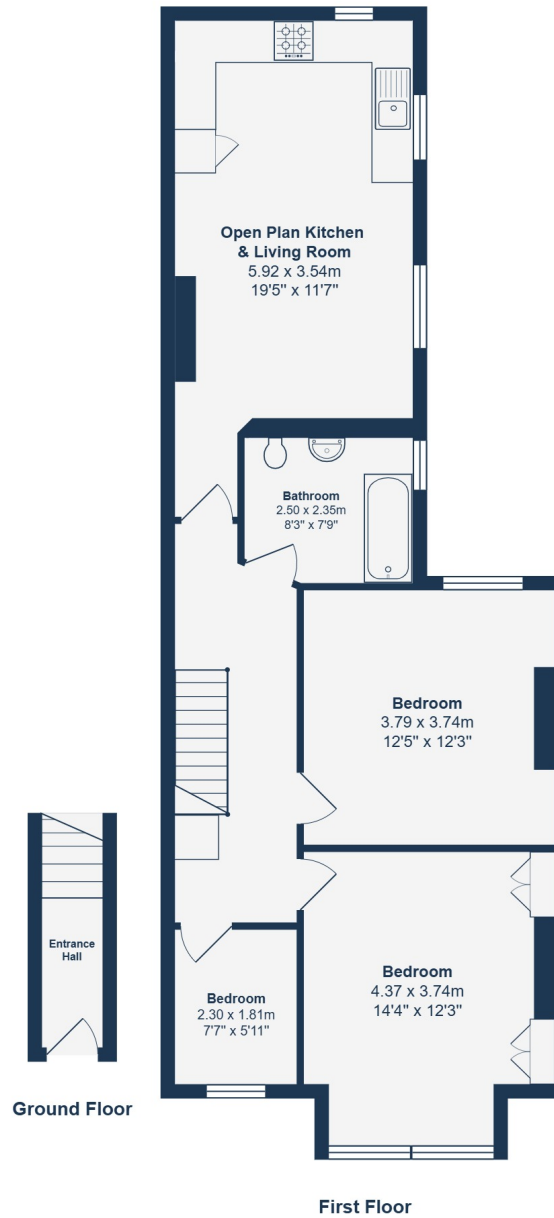
Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Bathroom

2.50m x 2.35m (8' 2" x 7' 9")

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





Total Area: 77.1 m<sup>2</sup> ... 829 ft<sup>2</sup>

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.

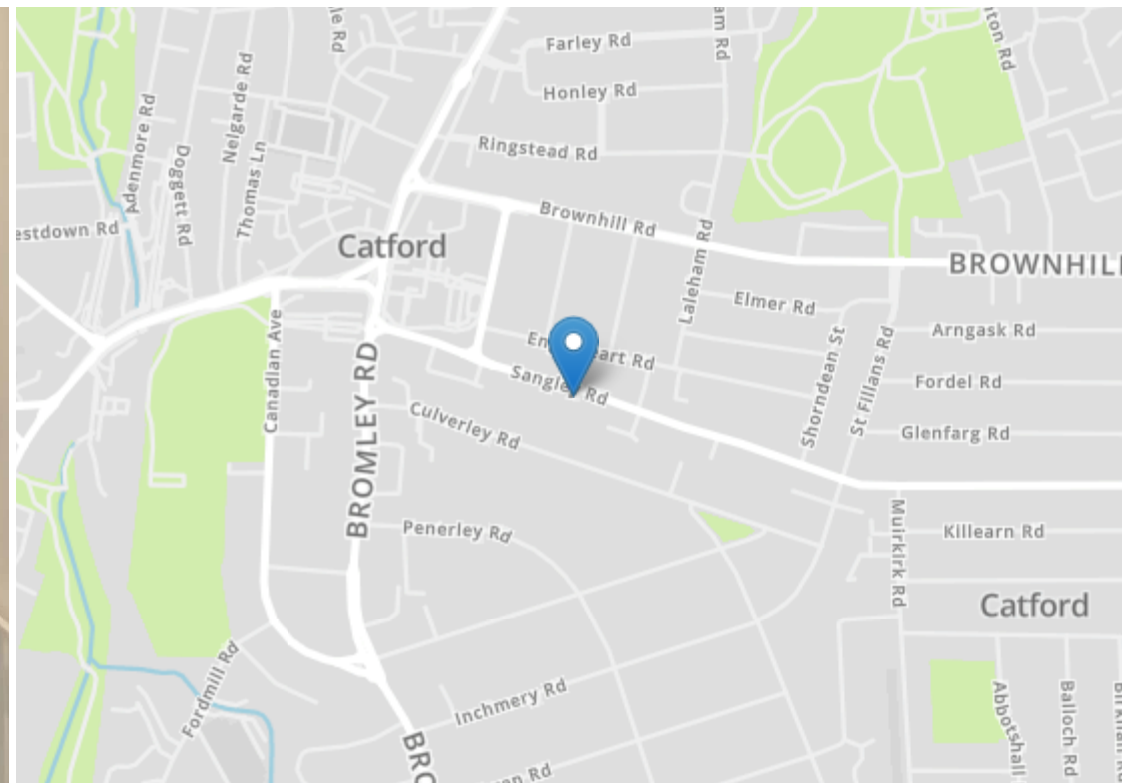




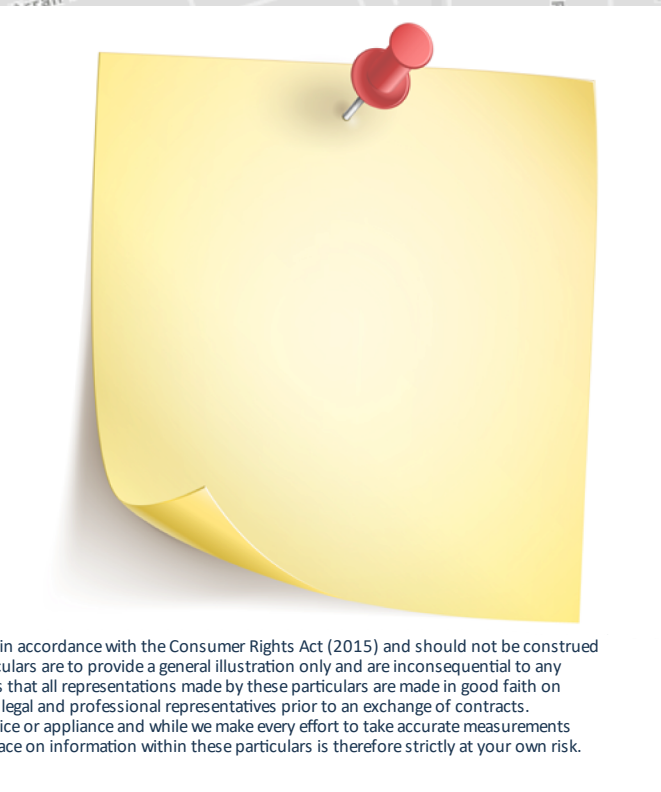








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



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