

# Stanfords

— sales & lettings —



**Guide Price £325,000**

1 bedroom maisonette

Sangley Road

Catford

# Read all about it...

A large one-bedroom period ground floor maisonette offered to the market within 0.5 miles to twin Catford Stations. Internally the flat provides a well-proportioned kitchen/diner which leads directly out to the private garden as well as a separate lounge, family bathroom with walk-in shower and large double bedroom. A substantial one-bed offering similar square footage to two-bedroom properties on the same road.

Sangley Road is approximately half a mile from the twin stations of Catford & Catford Bridge which offer fantastic commuter services through to the City and West End serving Charing Cross, London Bridge, Blackfriars & Farringdon. Just a few minutes walk is the Sandhurst Road Parade of shops with the artisan food hall of Good Food.

**Tenure:** Leasehold | **Council Tax:** Lewisham Band C

## GROUND FLOOR

### Entrance Hall

### Lounge

14' 10" x 12' 2" (4.52m x 3.71m)

Pendant light, double-glazed window to front, built-in alcove shelving, radiator, laminate flooring

### Bedroom

12' 3" x 12' 2" (3.73m x 3.71m)

Pendant light, double glazed window to rear, built-in wardrobe, radiator, laminate flooring.

### Bathroom

10' 3" x 8' 6" (3.12m x 2.59m)

Spotlights, double glazed window to side, radiator, heated towel rail, partially tiled walls, 3 piece suite with tiled enclosed bath, w/c and basin with vanity unit, walk in shower, tiled flooring.

### Kitchen/Diner

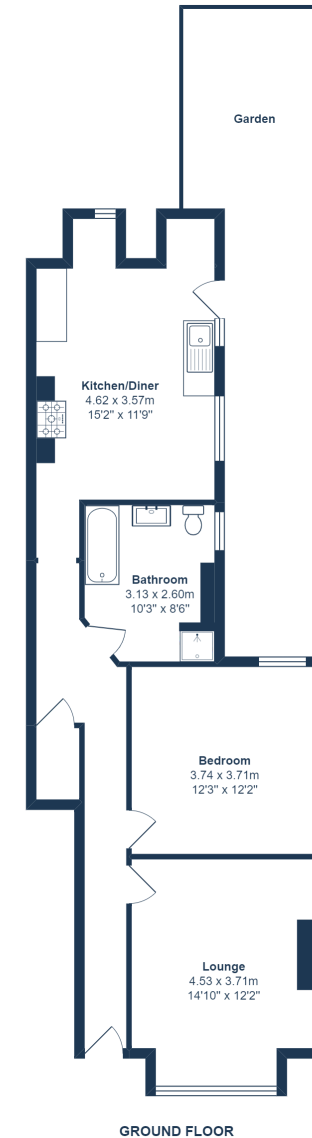
15' 2" x 11' 9" (4.62m x 3.58m)

Track lighting, double glazed window to side and rear, double glazed door to side, matching wall and base units, tiled splashback, stainless steel sink and tap, 5 hob gas burner with oven, laminate flooring.

## OUTSIDE

### Garden

Paved area, laid lawn

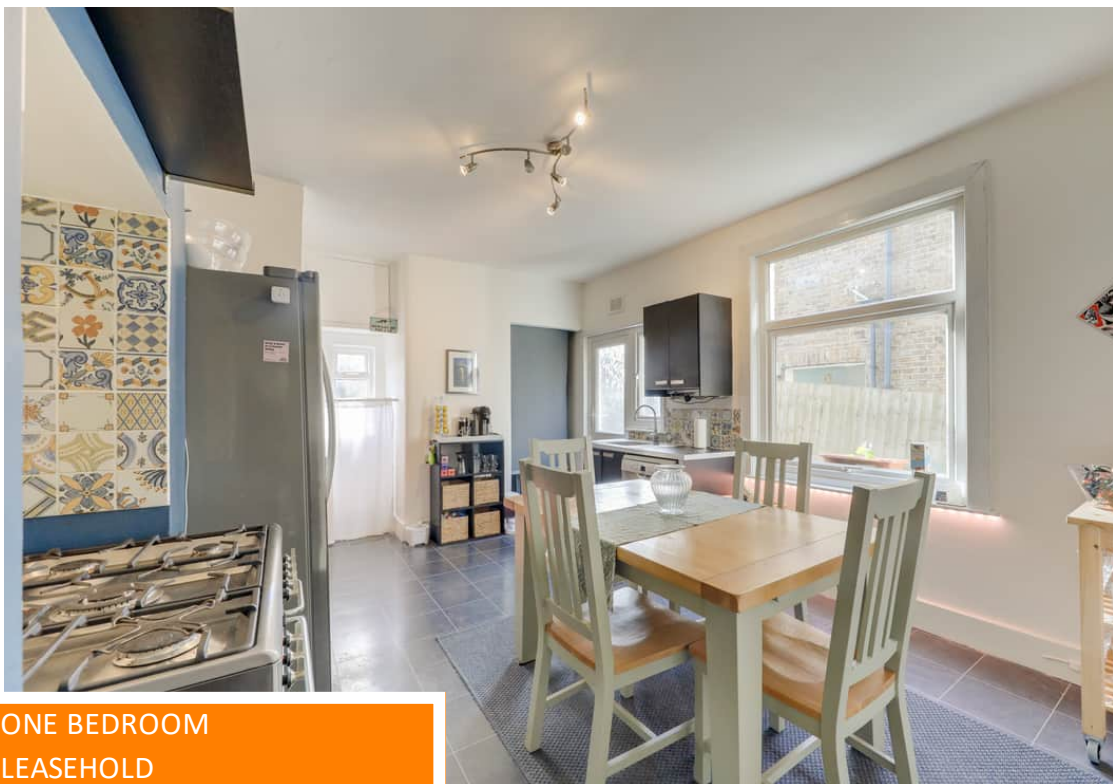


Total Area: 70.1 m<sup>2</sup> ... 755 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only

Like what you see?

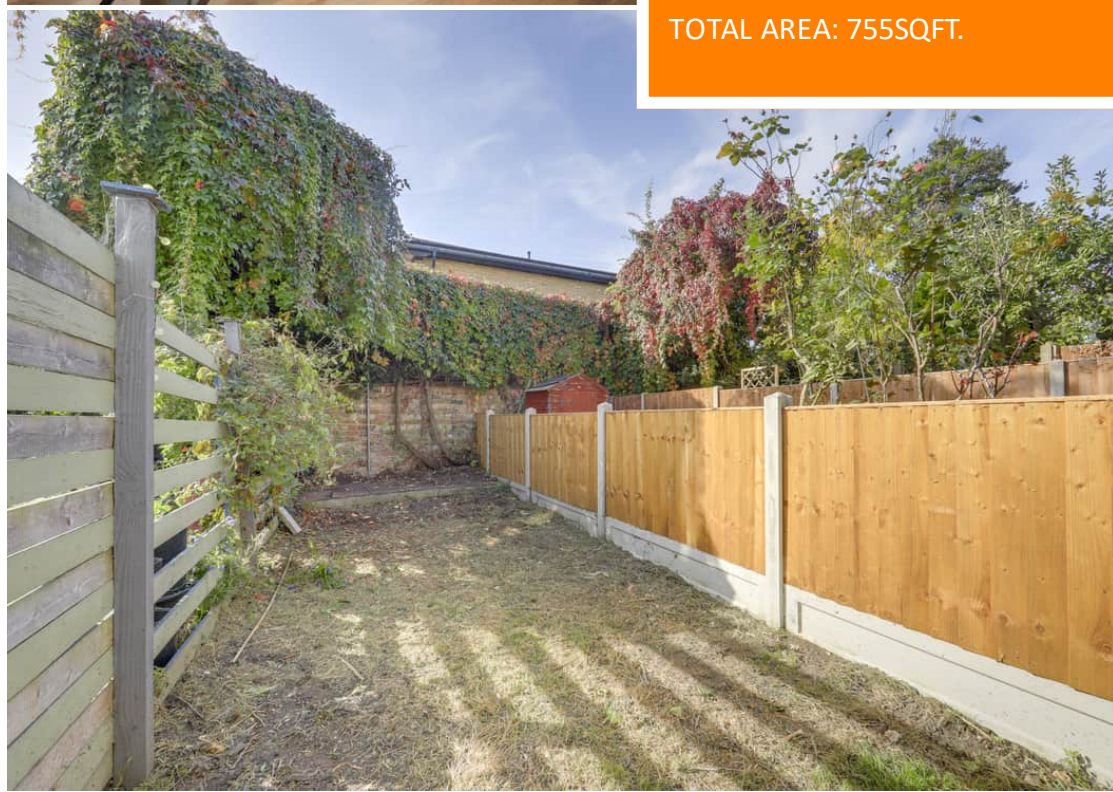
Call 020 8690 3656 or email us at [catford@stanfordstates.london](mailto:catford@stanfordstates.london) to arrange a viewing or request further information

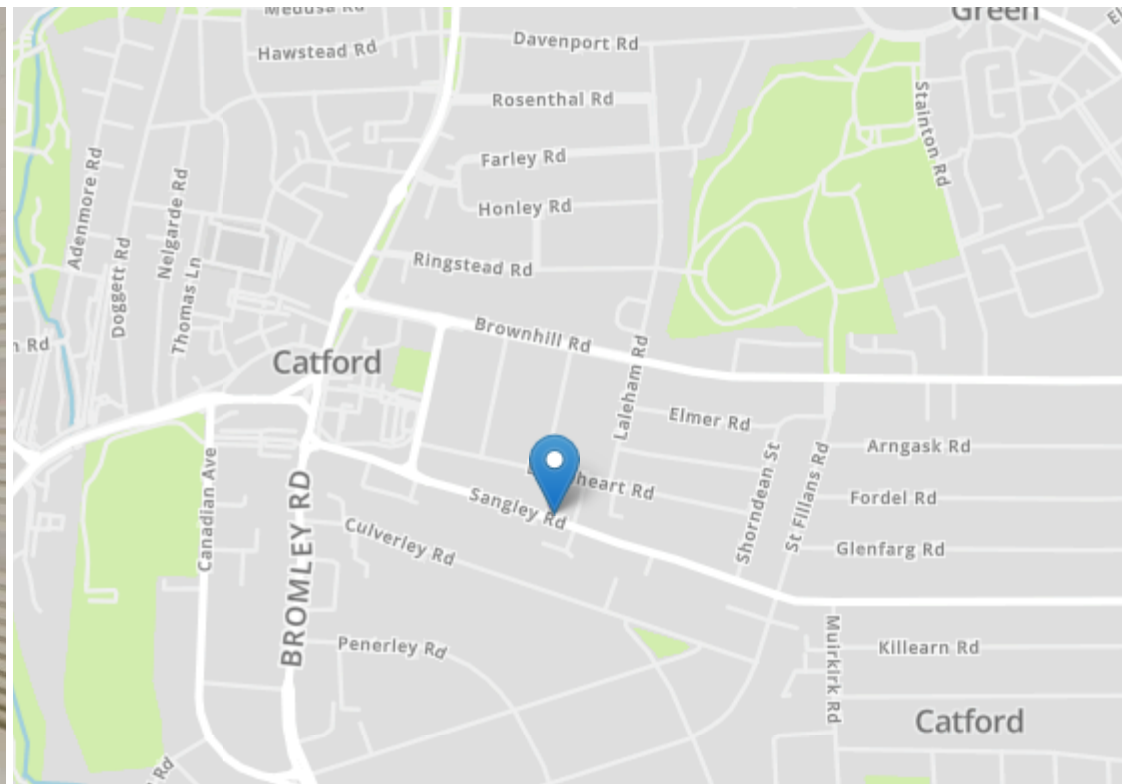
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GROUND FLOOR MAISONETTE  
PRIVATE GARDEN  
TOTAL AREA: 755SQFT.

ONE BEDROOM  
LEASEHOLD  
0.5MI TO TWIN CATFORD STATIONS





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
	72	78
England, Scotland & Wales		EU Directive 2002/91/EC



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