

## Stanger Road, London, SE25 5JU

£230,000 Leasehold

- Bright, cosy and beautifully presented home, recently redecorated throughout
- New flooring, upgraded lighting, plus refreshed kitchen and bathroom
- Just a 2-minute walk to the station with fast links into Central London

(London Bridge in 12 mins)

- Fantastic local cafés, pubs and eateries all within a 5-minute walk
- Close to green spaces including South Norwood Country Park and the Lakes

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- Move-in ready property in a well-connected, sought-after location

Southbridge Place, Surrey, CR0 4HA  
Tel: 0330 043 0002

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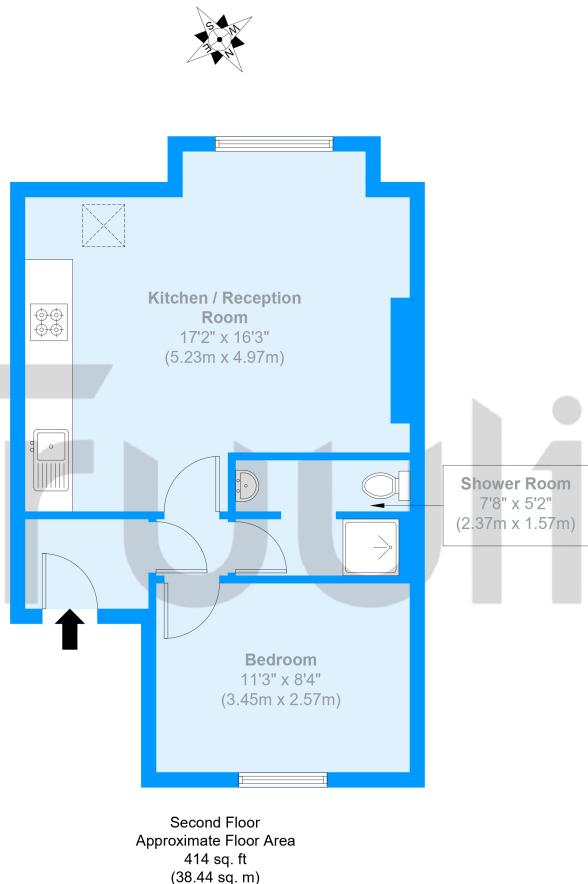
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\*\*\*Vendors comments\*\*\* "From the moment we viewed the flat, it just felt like home. It's bright, cosy and incredibly welcoming, with a layout that works beautifully day to day.

The location was a huge draw too, being so close to the station with excellent links into the city, while also having great pubs, cafés and green spaces on the doorstep. It genuinely ticked every box and we've loved living here".

Stanger Road



Approximate Gross Internal Area = 38.44 sq m / 414 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

