15a Kangley Bridge Road

London, SE26 5BA

Asking Price £325,000

This delightful property offers two generously sized double bedrooms, perfect for those seeking comfort and convenience. The flat is chain-free, making it an ideal opportunity for first-time buyers or investors looking to move quickly.

One of the standout features of this property is its private section of the rear garden, providing a tranquil outdoor space to relax or entertain. The flat benefits from gas central heating throughout, ensuring warmth and comfort in every season.

The master bedroom comes equipped with built-in wardrobes, offering ample storage space and enhancing the flat's overall functionality. The spacious bathroom adds to the appeal, providing a comfortable and relaxing environment.

Tenure: Leasehold
Lease Length: 90 Years
Service Charge: 40%
Ground Rent: £250
Lewisham Council Band B £1585.00pa

The vendor has provided the above information in good faith. Galloways have not yet had this information verified. Any buyer should seek their own independent legal advice before proceeding.

- TWO DOUBLE BEDROOM FLAT
- CHAIN FREE
- GROUND FLOOR
- SECTION OF REAR GARDEN
- SEPERATE KITCHEN
- OFF STREET PARKING
- BUILT IN WARDROBES
- SPACIOUS BATHROOM
- 4 MINUTE WALK TO LOWER SYDENHAM STATION
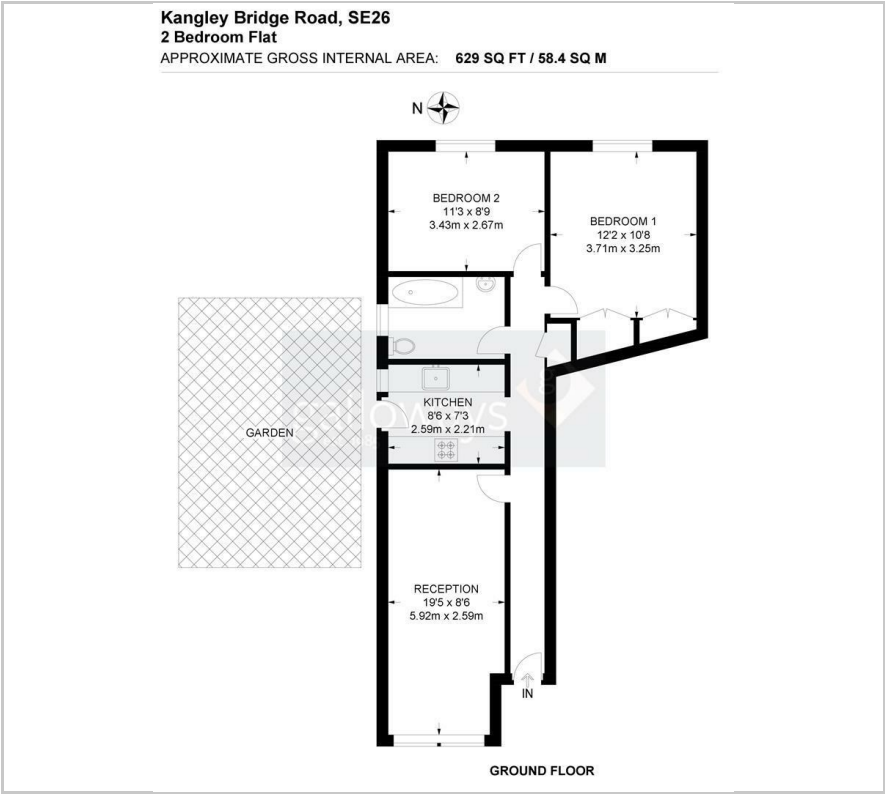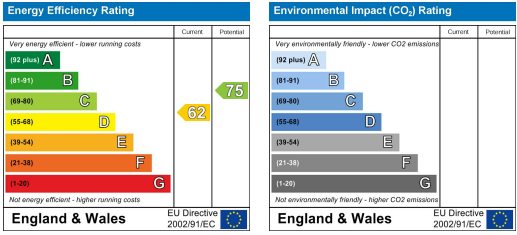- (ALL WALKING DISTANCES ARE ESTIMATED VIA GOOGLE MAPS)

Viewing

Please contact our Galloways Penge Office on 020 8778 1120 if you wish to arrange a viewing appointment for this property or require further information.

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Floor Plan

Kangley Bridge Road, SE26
2 Bedroom Flat
APPROXIMATE GROSS INTERNAL AREA: **629 SQ FT / 58.4 SQ M**

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BEDROOM 2
11'3 x 8'9
3.43m x 2.67m

BEDROOM 1
12'2 x 10'8
3.71m x 3.25m

KITCHEN
8'6 x 7'3
2.59m x 2.21m

GARDEN

RECEPTION
19'5 x 8'6
5.92m x 2.59m

IN

GROUND FLOOR

Area Map

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC