



**1 Bed**

**Flat**

**Sangley Road**

**South Norwood**

**Asking price**

**£230,000**

**Leasehold**

- One double bedroom
- Open plan Living
- Fitted kitchen
- UPVC double glazing
- Gas central heating system
- Long Lease
- Ideal first time buy or investment
- Chain free



Sangley Road  
South Norwood  
London  
SE25 6QT

Situated within a charming Victorian conversion, this recently decorated one-bedroom first-floor flat offers bright and well-presented living accommodation in a highly convenient location.

The property features an inviting open-plan kitchen and living space, creating a modern and versatile layout ideal for contemporary living. The bedroom is well-proportioned, complemented by a fresh décor throughout. Benefits include Gas central heating system, UPVC double glazing and chain free.

Perfectly positioned close to Norwood Junction Railway and Overground Station, the flat benefits from excellent transport links. In addition, it is within easy reach of local shops, parks, and everyday amenities, making it a great choice for both first-time buyers and investors alike.

### Entrance

Communal entrance .Entry phone system. Stairs to first floor.

### Reception room

17'2 x 11'3

UPVC double glazed window to rear. Radiator. Laminate wood flooring.

### Kitchen

7'7 x 5'8

Open plan. Range of wall and base units with work surfaces over. Stainless steel single drainer sink unit. Built-in fridge. Washing machine. Radiator. Tiled flooring.

### Bedroom

12'6 x 10'3

UPVC double glazed window to rear. Carpet as laid. Radiator.

### Bathroom

7'7 x 4'4

Panelled bath with shower. Low level WC. Vanity wash hand basin. Heated towel rail. Tiled flooring.

### Tenure

"We are advised by the vendor(s) that the tenure is Leasehold with 148 years remaining and Service Charge £600.00pa " (Awaiting verification)"

### Authority

London Borough of Croydon Band B £1840.93



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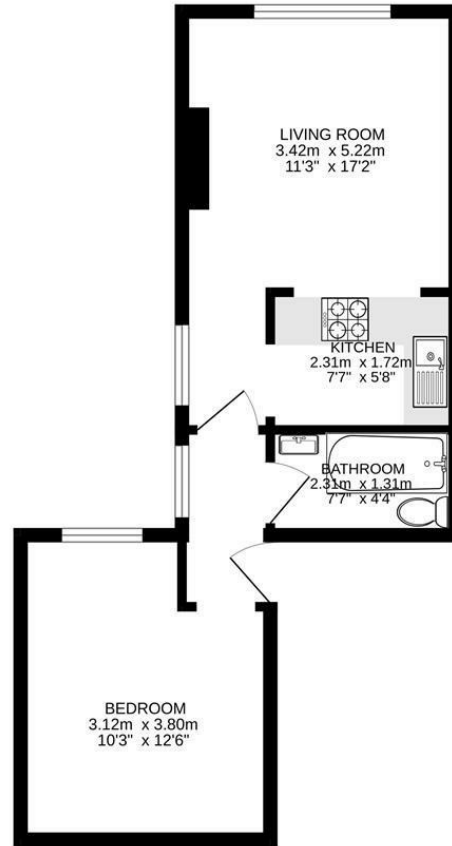


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First floor  
33.9 sq.m. (365 sq.ft.) approx.

TOTAL FLOOR AREA: 33.9 sq.m. (365 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## CONTACT

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