



### 3 bed flat to buy in SE6

Sangley Road, London, United Kingdom,  
SE6 2JP

**£335,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

Allocated parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ 3 Bed
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

We are pleased to offer this three-bedroom flat in a central London location for sale. The property features three good-sized bedrooms with built-in storage, a bright reception room with large windows, and a modern, neutral interior throughout.

The flat benefits from secure entry and is well suited to comfortable city living. It is ideally located close to transport links, shops, and a range of local restaurants and amenities.

The property is being sold with tenants in situ, making it a great opportunity for investors looking for immediate rental income.

Please contact us to arrange a viewing.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 999

Annual Ground Rent Amount: £50.00

Price: Starting Bid £335,000

Property Type: Flat

Parking: Allocated

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(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, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Sangley Road, London, United Kingdom, SE6 2JP

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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