



APX PROPERTIES

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5 Sandycroft, London, SE2 0XY

Asking price £415,000

APX Properties are delighted to present to the market this IMMACULATE THREE bedroom MID-TERRACED family home.

The property boasts TWO DOUBLE bedrooms and one single. Upstairs we have the FAMILY BATHROOM, a lovely MODERN through lounge and reception room with double glazed FRENCH DOORS opening to the rear of garden along with a second access to the garden via the kitchen.

Further benefits include a popular location, surrounded by close bus stops and primary schools, with good train links to CENTRAL London. Huge scope to extend via the rear and loft.

An ideal property for first time buyers!

Floor Plan



Sandycroft, SE2

CAPTURE DATE: 03/08/2022 LABOUR POINTS: 102,722,151

GROSS INTERNAL AREA

68.23 sqm / 734.42 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
68.23 sqm / 734.42 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
61.84 sqm / 665.64 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft

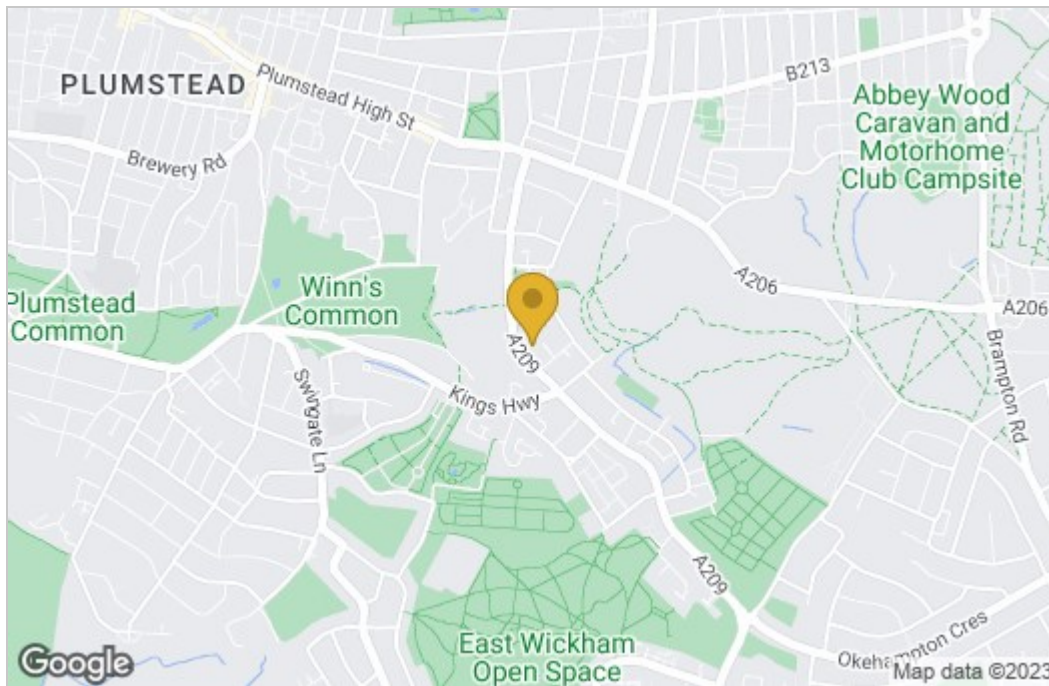
spec Verified

RICS
Certified Property Measurement

Spec verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, variations may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

IWS 38 RESIDENTIAL: 65.49 sqm / 704.53 sqft
 IWS 30 RESIDENTIAL: 65.31 sqm / 707.16 sqft
 see id: 6310d001b454fb0dd5c125e9

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 84 </div>
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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E info@apxproperties.co.uk

W www.apxproperties.co.uk

424 Downham Way

Bromley, Kent, BR1 5HR

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Registered Office: 424 Downham Way, Bromley, Kent, BR1 5HR

