



## 39B ARDOCH ROAD LONDON, SE6 1SN

**£390,000**  
LEASEHOLD

This 674 SQ FT, ground floor property is filled with period charm and benefits from a large, landscaped, south-facing rear garden. The property itself offers spacious living space with a large light filled reception room, a recently modernised kitchen and dining area, as well as a generously sized bedroom. The property also benefits from a modernised bathroom, which is very in keeping with the Victorian feel of the rest of the apartment. There is also on-street parking available directly outside the property.

Ardoch Road is located just a short walk to both Forster Memorial Park and Mountsfield Park, as well as being close to some popular cafes and grocery stores including Cafe Good Hope, Good Food and Le Delice, all within walking distance. There are also an arrays of train stations nearby with Bellingham, Hither Green and Catford train stations all close by. The Ofsted rated Good Torriron and Sandhurst Primary schools are also both less than a half a mile away.

**DouglasPryce**

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Approx Gross Internal Area = 62.66 sq m / 674 sq ft  
 Garden Area = 73.59 sq m / 792 sq ft  
 Total Area = 136.25 sq m / 1466 sq ft



Ground Floor

Ref :

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PLAN**

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. 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 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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**DouglasPryce**