





## 39B ARDOCH ROAD LONDON, SE6 1SN

£390,000 LEASEHOLD

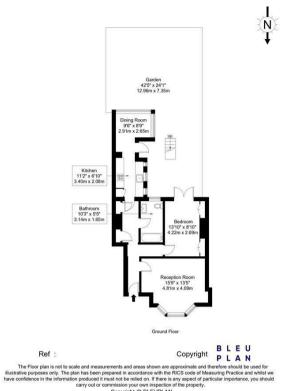
This 674 SQ FT, ground floor property is filled with period charm and benefits from a large, landscaped, south-facing rear garden. The property itself offers spacious living space with a large light filled reception room, a recently modernised kitchen and dining area, as well as a generously sized bedroom. 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 Mountsfeild 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 Greer and Catford train stations all close by. The Offsted rated Good Torridon and Sandhurst Primary schools are also both less than a half a mile away.



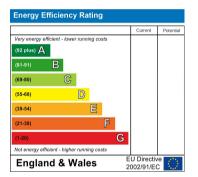
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Approx Gross Internal Area = 62.66 sq m / 674 sq ft Garden Area = 73.59 sq m / 792 sq ft Total Area = 136.25 sq m / 1466 sq ft



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HITHER GREEN Ladywell Mountsfield
Moun Fields Park A205 SOUTHEND LOWER DENHAM Beckenham Place Park Map data @2024 Google



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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