



## 51B ARDOCH ROAD LONDON, SE6 1SN

**£325,000  
LEASEHOLD**

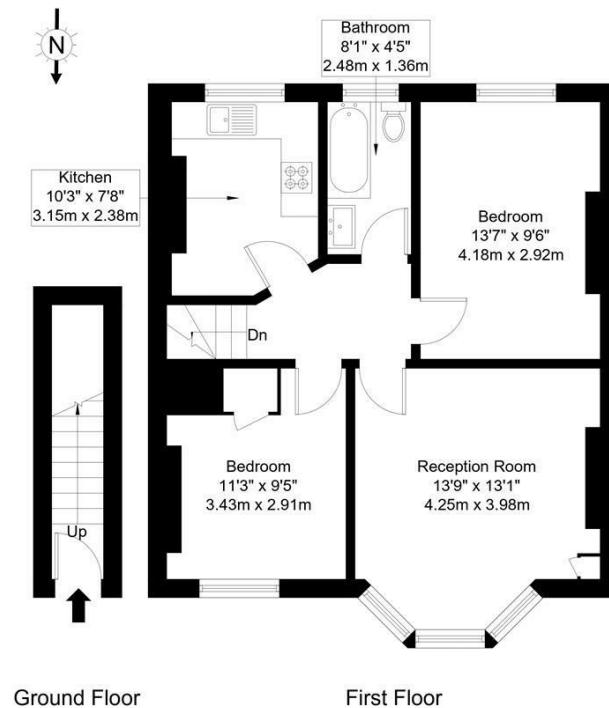
Being sold along with the freehold of the building, this 642 SQ FT, first floor property has been lovingly renovated and offers a spacious living space with a large light filled reception room (with views out towards the iconic Canary Wharf skyline), a recently modernised kitchen, a chic bathroom suite and two generously sized double bedrooms. 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 array of train stations nearby with Bellingham, Hither Green and Catford train stations all close by. The Ofsted rated Good Torridon and Sandhurst Primary schools are also both less than a half a mile away.

**DouglasPryce**

# Ardoch Road, SE6 1SN

Approx Gross Internal Area = 59.72 sq m / 642 sq ft

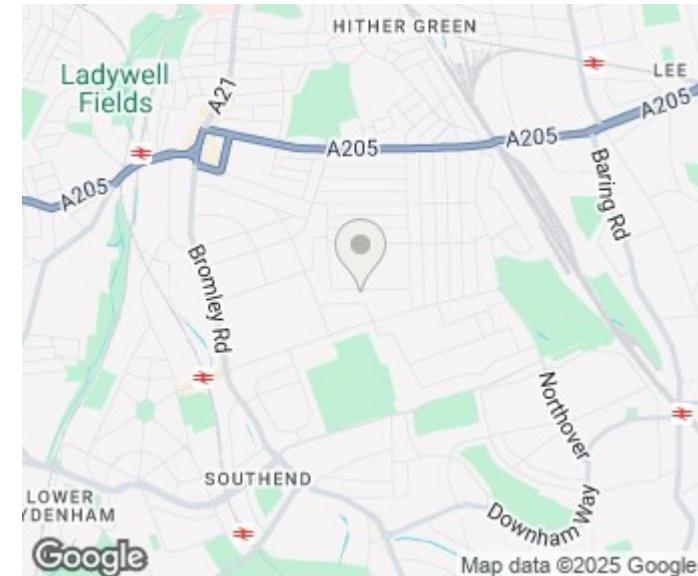


Ref :

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P L A N

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. Maximum lengths and widths are represented on the floor plan. 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)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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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