



STANFORDS

Ardoch Road, London
Guide Price £300,000

Offered to the market with no onward chain, this two-bedroom ground-floor flat on Ardoch Road is an ideal opportunity for buyers looking to put their own stamp on a property.

Located within the popular Corbett Estate, the flat offers a bright lounge with direct access to a private rear garden, two good-sized double bedrooms including a bay-fronted principal, and well-proportioned kitchen and bathroom.

Conveniently positioned close to Bellingham Station and local bus routes, with green spaces such as Forster Memorial Park and Mountsfield Park nearby, as well as highly regarded nurseries and schools including Torridon Primary School.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- **No Onward Chain!**
- **Ground Floor Flat**
- **Private Garden**
- **Corbett Estate**
- **Great Transport Links**
- **Close to Forster Memorial Park**







GROUND FLOOR

Entrance Hall

Pendant ceiling light, storage cupboard.

Lounge

15' 4" x 9' 10" (4.68m x 2.99m)

Double-glazed windows and French doors to garden, pendant ceiling lights, radiators, tile flooring.

Kitchen

11' 10" x 10' 6" (3.61m x 3.19m)

Tube ceiling light, fitted kitchen units, 1.5bowl sink with mixer tap and drainer, integrated oven, grill, electric hob and extractor hood, vinyl flooring.

Bedroom

16' 10" x 13' 4" (5.14m x 4.07m)

Double-glazed bay windows, pendant ceiling light, radiator, fitted carpet.

Bedroom

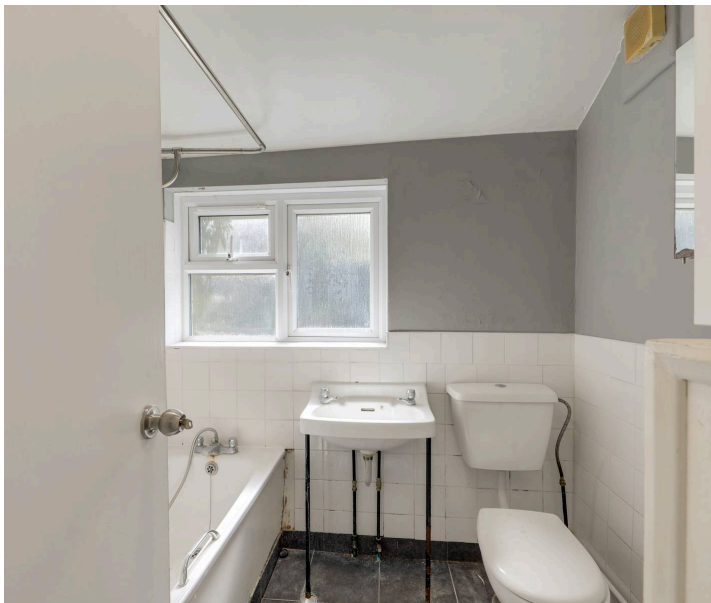
13' 11" x 10' 10" (4.23m x 3.30m)

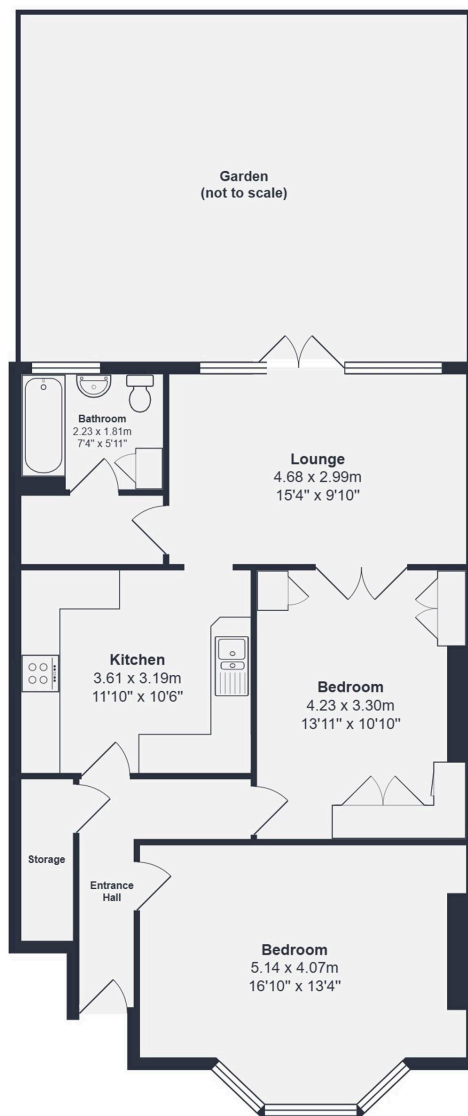
French doors to lounge, track ceiling light, fitted storage units, radiator, fitted carpet.

Bathroom

7' 4" x 5' 11" (2.23m x 1.81m)

Double-glazed window, ceiling light, bathtub with shower, washbasin, WC, cupboard housing boiler, tile flooring.





Ground Floor

Total Area: 74.6 m² ... 803 ft²

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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