



Ardfillan Road | London, SE6 1ST

 3  1  2 Guide Price £600,000 - £625,000 Freehold

**ROBINSON-JACKSON**  
Our service will *move* you



## Ardfillan Road, London

Mid-Terrace three bedroom house located in the popular 'Corbett estate'. Benefits include a 54' garden, off-street parking and cellar storage space. The property requires some modernisation.

### Property Features

- Council Tax: D
- EPC Rating: D
- Mid-Terrace
- Popular 'Corbett Estate'
- Three Bedrooms
- 54' Rear Garden
- Off-Street Parking
- Requires Some Modernisation





## Interior

**Porch** Enclosed Porch.

**Hall** Double glazed opaque door, dado rail, tiled floor, door to cellar.

**Lounge** 4.52m x 3.86m (14'10" x 12'8") Two double glazed window to front, fitted carpet, fireplace, picture rail, opening onto dining room.

**Dining Room** 4.01m x 3.38m (13'2" x 11'1") Double glazed sliding door to rear, fitted carpet, picture rail.

**Kitchen** 3.48m x 2.26m (11'5" x 7'5") One double glazed and one single glazed window to rear, double glazed back door, range of wall and base units with work surface over, stainless steel sink unit, oven, four ring gas hob, plumbing for washing machine and dishwasher, tiled floor, tiled splash back.

**Landing** Stairs to first floor landing, fitted carpet, dado rail, access to loft.

**Bedroom 1** 4.62m x 3.96m (15'2" x 13') Two double glazed window to front, fitted carpet, coved ceiling, spot lights.

**Bedroom 2** 3.96m x 4.04m max (13' x 13'3" max) Double glazed window to rear, fitted carpet.

**Bedroom 3** 3.07m x 1.73m (10'1" x 5'8") Double glazed window to front, dado rail.

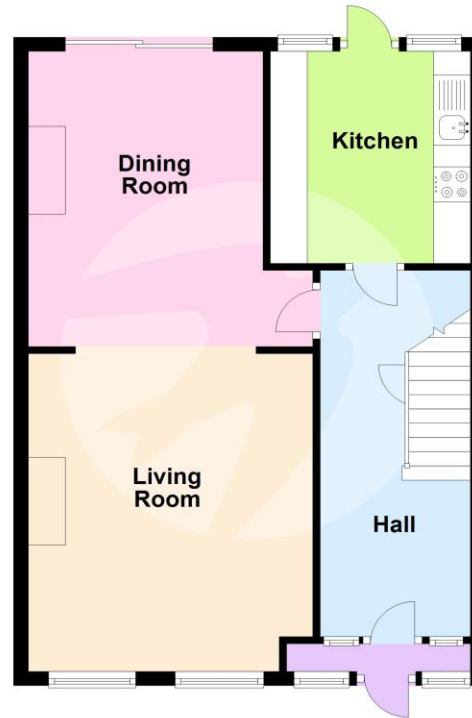
**Bathroom** Two opaque double glazed windows to rear, three piece suite comprising of panelled bath with mixer tap and shower, pedestal wash hand basin with mixer tap, low level w.c., tiled floor, tiled walls.

**Cellar** Stairs from ground floor hall, off-street parking to front.

## Exterior

**Garden** 16.46m (54') Covered patio area.

Ground Floor



First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.  
Plan produced using PlanUp.







## Location

Catford is growing in popularity among commuters as journeys from its two mainline stations can take as little as 10 minutes to Central London.

The Broadway Theatre is an impressive Art Deco building, with a regular programme of shows and events. Catford's other premium attraction is Mountsfield Park – one of London's best open spaces and home of the annual People's Day. Catford's Black Cat sculpture remains a well-loved landmark.

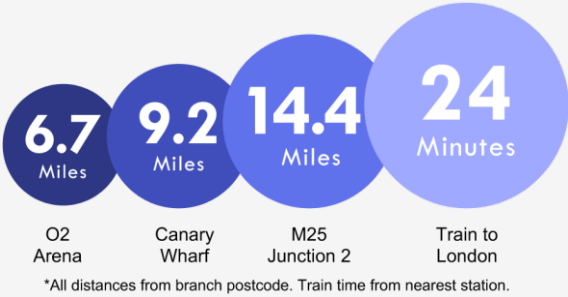
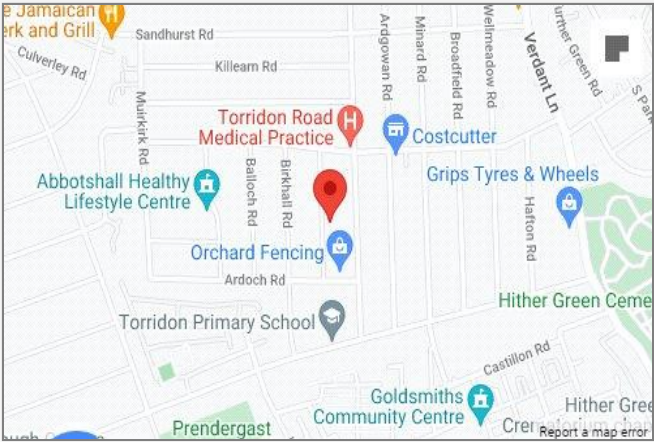
## Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band D (£1,817 pa)

## Property Location

Ardfillan Road, London, SE6 1ST



**FOR MORE INFORMATION  
CONTACT US TODAY.**

020 8698 1234  
Robinson Jackson  
87 Rushey Green,  
Catford,  
London SE6 4AF  
catford@robinson-jackson.com

