



Ampleforth Road | London, SE2 9BG



Guide Price £260k to £270k

Leasehold

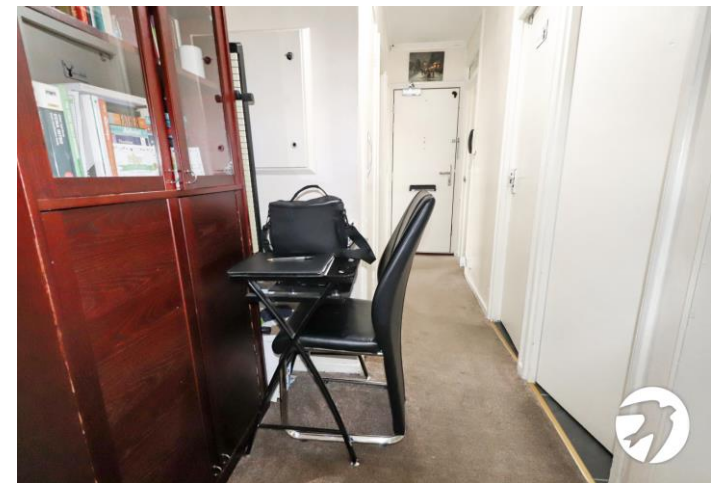
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Ampleforth Road, London

Introducing this two double bedroom flat situated conveniently for Abbey Wood station where you will find the Elizabeth Line. The property has the added benefit of residents parking and a long lease.

Property Features

- Two double bedrooms
- Close to Abbey Wood station
- Residents parking
- Balcony
- 120 Year lease (approx)
- Viewing advised



Interior

Entrance Hall Entrance door, radiator, carpet

Lounge 5m x 3.28m (16'5" x 10'9") Double glazed window to rear, double glazed door to balcony, radiator, carpet

Kitchen 3.66m x 2.92m (12' x 9'7") Double glazed window to rear, double glazed door to balcony, range of wall and base units with work surfaces above, space for oven, space for fridge/freezer, plumbing for washing machine, sink unit with mixer tap, part tiled walls, vinyl flooring

Bedroom 1 3.66m x 3.38m (12' x 11'1") Double glazed window to front, radiator, built in wardrobe, carpet

Bedroom 2 3.9m x 3.07m (12'10" x 10'1") Double glazed window to front, radiator, carpet

Bathroom Double glazed window to rear, panelled bath with shower above, wash hand basin, heated towel rail, tiled walls and floor

Separate WC Double glazed window to rear, low level wc, tiled floor

Exterior

Parking Residents parking

Leasehold Information

Time remaining on lease: Approx. 120 years

Ground Rent: Not Available TBC

Service Charge: Not Available TBC

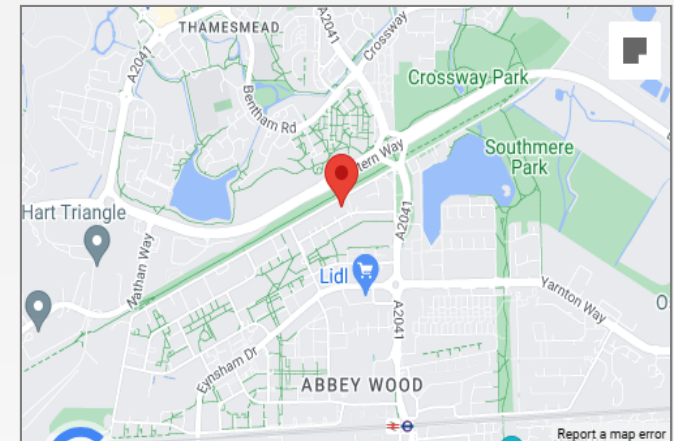
Ground Rent Review Date: TBC





Property Location

Ampleforth Road, London, SE2 9BG



*All distances from Abbey Wood Mainline station.

Additional Information

Abbey Wood, named after the ancient woodlands that surround the remains of the Lesnes Abbey founded in 1178 has an abundance of open space with Bostall Heath and Lesnes Abbey being the most popular along with miles of Green Chain Walks. The Crossrail project has resulted in a dramatic increase in demand for properties in this area.

- Council Tax: B
- EPC Rating: D

FOR MORE INFORMATION
CONTACT US TODAY.

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