



**Kennington / Oval Sales**, 4-6 Clapham Road, London SW9 0JG  
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## FORDS PARK ROAD DOCKLANDS



**SOLD**

**REF: 172512**

### **3 Bed, Terraced House, Private Garden**

Two Receptions - Newly Re-furnished - Patio Garden to Rear - Three / Four Bedrooms - Some Double Glazing - New Fitted Kitchen

Fords Park Road, Docklands, E16. Ludlowthompson.com are delighted to present to the open market this late Victorian, double-bayed terraced house. The current owner has completely overhauled the property laying new floors; installed a fitted kitchen and re-decorated to a high standard throughout. The accommodation is generous and comprises two receptions; dining kitchen; master bedroom and two further double bedrooms. There is a back door off the hall which leads to a patio garden. This house mi... [continued below](#)

**Train/Tube** - Royal Victoria, Custom House, Prince Regent, Canning Town

**Local Authority/Council Tax** - Newham

**Tenure** - Freehold

**ludlowthompson**



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# FORDS PARK ROAD DOCKLANDS



RECEPTION / LOUNGE



DINING ROOM / SNUG



KITCHEN



BATHROOM



Stairs to 1st Floor Landing



MASTER BEDROOM



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# FORDS PARK ROAD DOCKLANDS



BEDROOM TWO



BEDROOM THREE



# FORDS PARK ROAD DOCKLANDS



Approx. Gross Internal Area  
955 sq. ft. / 88.71 sq. mt

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
THESE DRAWINGS ARE SET OUT AS A GUIDE LINE ONLY  
AND SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF FACT  
Drawing No. D55274 © [www.zainydesign.co.uk](http://www.zainydesign.co.uk)

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



## FORDS PARK ROAD DOCKLANDS



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RECEPTION / LOUNGE - 3.32m x 3.38m (10' 10" x 11' 1")

Laminate floor; bay window to front; radiator.

DINING ROOM / SNUG - 2.68m x 3.38m (8' 9" x 11' 1")

This room might even be used as an occasional bedroom. Laminate floor; window to rear; radiator; feature fireplace and hearth.

KITCHEN - 3.03m x 3.36m (9' 11" x 11')

Laminate floor; fitted kitchen including integral electric oven and gas hobs; bay window to side; radiator.

BATHROOM - 1.61m x 2.75m (5' 3" x 9')

Bathroom suite includes panel bath; sink and low-level w.c.; window to side; radiator.

Stairs to 1st Floor Landing

Original wooden staircase (re-painted).

MASTER BEDROOM - 4.20m x 4.38m (13' 9" x 14' 4")

Laminate floor; radiator; baywindow and further window to front.

BEDROOM TWO - 2.69m x 3.33m (8' 9" x 10' 11")

Laminate floor; window to rear; radiator; recessed storage option.

BEDROOM THREE - 3.50m x 3.99m (11' 5" x 13' 1")

Laminate floor; window to side; radiator.

PATIO GARDEN

Laid mainly to concrete.



## FORDS PARK ROAD DOCKLANDS



**CALL 020 7820 4100**

**REF: 172512**

### **When you want to view a property through us it helps to bear in mind the following:**

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

**To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 172512**

### **DISCLAIMER**

**VIEWING:** strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### **PLEASE NOTE BEFORE PROCEEDING**

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.