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## AMPLEFORTH ROAD ABBAY WOOD



**SOLD**

**REF: 300786**

### **1 Bed, Purpose Built Apartment, Private Balcony & Communal Garden**

Double glazing - Good first time buy or buy to let investment - Call 0208 613 9677 to view - Purpose built first floor flat - Chain free - Long lease

A first floor ex-local authority apartment in a small low-rise brick-built block set on a residential street. The flat benefits from a private balcony and gas central heating. There is also easy access to Abbeywood BR station. Accommodation comprises; reception (with access to private balcony), kitchen (with space for a dining table), bedroom, bathroom and separate WC. The property is offered to the market chain free and with a long lease. To arrange a viewing, please call 020 8613 9677.

**Train/Tube** - Abbey Wood

**Local Authority/Council Tax** -

**Tenure** - Leasehold

**ludlow**thompson



## AMPLEFORTH ROAD ABBAY WOOD



Reception



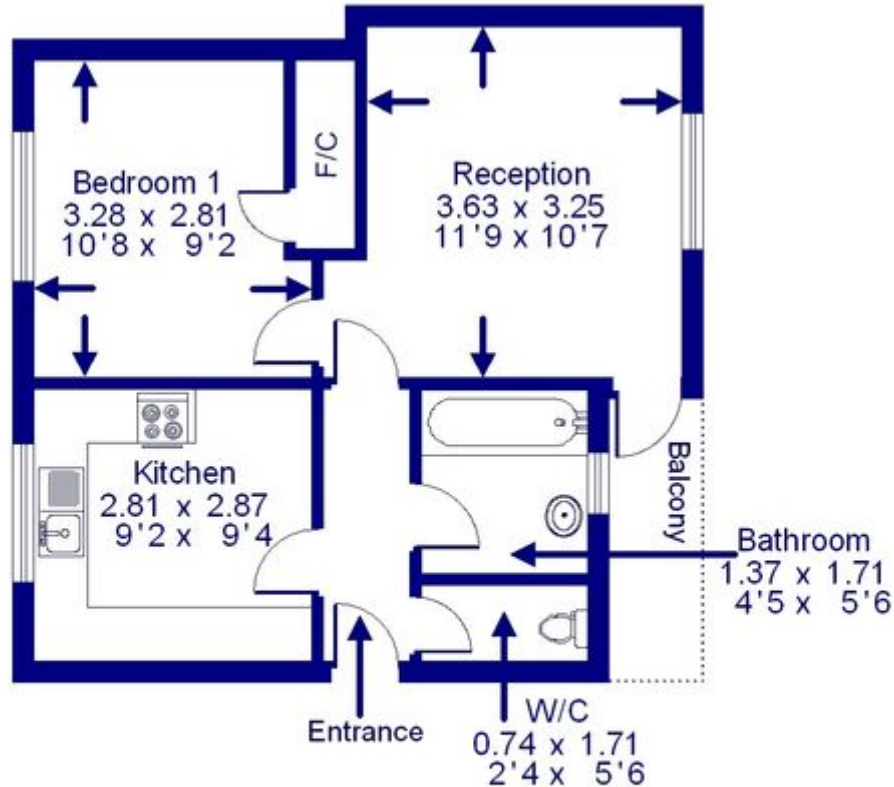
Kitchen



Bedroom



## AMPLEFORTH ROAD ABBEY WOOD



Approx 40.4 sq. m / 435 sq. ft.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls and doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation by either the seller or their Agent.

Drawing No. LW4713

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.



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Reception - 3.63m x 3.25m (11' 10" x 10' 7")

Wood laminate flooring, double glazed window to front. Door to private balcony.

Kitchen - 2.81m x 2.87m (9' 2" x 9' 4")

Window to rear. Fitted kitchen. Integrated oven and hob. Tiled splash-backs.

Bedroom - 2.81m x 3.28m (9' 2" x 10' 9")

Wood laminate flooring, Double glazed window to rear. Fitted wardrobes.

Bathroom - 1.37m x 1.71m (4' 5" x 5' 7")

Panel bath with electric shower. Wall mounted sink.

WC - 0.74m x 1.71m (2' 5" x 5' 7")

WC

## Tenure Details

Tenure - Leasehold

Lease Length - years



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## 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 Lewisham / Greenwich Sales Office quoting 300786

## 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.