



Guide Price £425,000 Leasehold

2 bedroom flat

Adenmore Road
Catford

Read all about it...

This stunning, first-floor, two-bedroom apartment is situated in a highly desirable modern development on Adenmore Road in Catford. Internally the property has been finished to a very high spec with a contemporary, fully fitted kitchen, modern bathroom and generous living area which leads to a South facing balcony. The kitchen benefits from an integrated oven, microwave, dishwasher and fridge freezer and the bright double bedroom features built-in wardrobes which offer ample storage space and stunning views overlooking Ladywell Fields. The property also benefits from a private parking space.

This popular development includes a fantastic pedestrian area, supermarket and landscaping throughout the whole site and is ideally located close by to Catford and Catford Bridge Stations which both offer great travel links into central London and surrounding areas, making it ideal for young professionals and commuters. The property is within walking distance of the popular town center of Catford, with a vast selection of exciting places to eat, drink and visit. Also just a short walk away; the development leads on to the beautiful Ladywell fields, an attractive beauty spot frequented by many locals.

Tenure: Leasehold (144 years remaining on lease) | **Service Charge:** £220pm (includes building insurance, maintenance, communal cleaning & gardening) | **Ground Rent:** £350pa | **Council Tax:** Lewisham Band C

FIRST FLOOR

Entrance Hall

Spotlights, Amtico flooring

Living Room/Kitchen

20' 5" x 15' 4" (6.22m x 4.67m)

Living Room:

Pendant lights, rear-facing triple-glazed window, radiator, Amtico flooring, door to balcony

Kitchen:

Spotlights, radiator, matching wall and base units, stainless steel sink with drainer and single mixer tap, integrated oven and electric hob, integrated oven, integrated fridge/freezer, Amtico flooring

Bedroom

10' 5" x 8' 1" (3.17m x 2.46m)

Pendant light, side facing triple glazed window, radiator, fitted carpet

Bedroom

13' 0" x 8' 4" (3.96m x 2.54m)

Pendant light, side facing triple glazed window, radiator, fitted wardrobe, fitted carpet

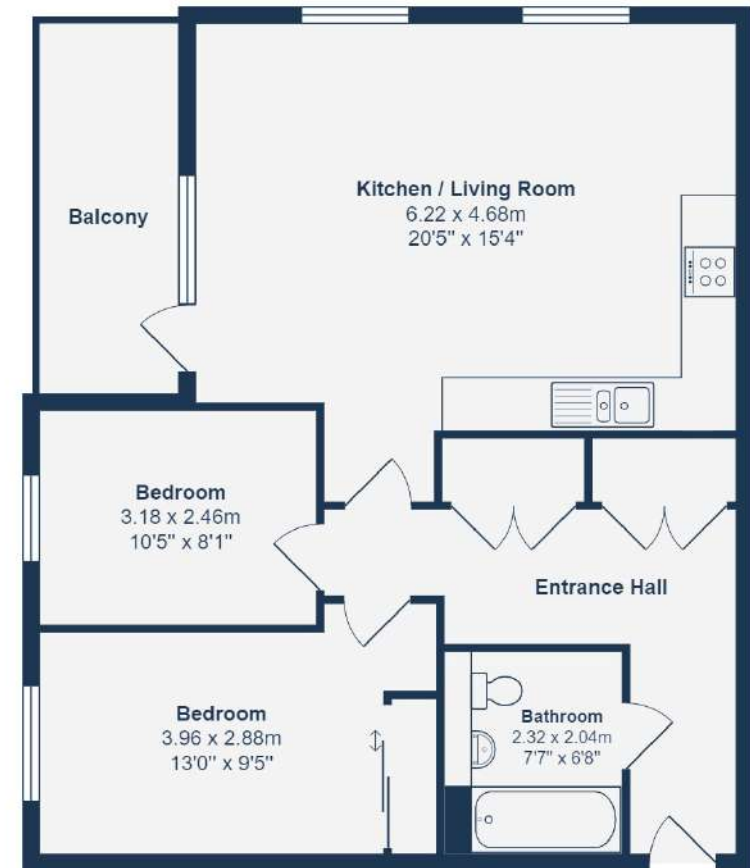
Bathroom

7' 7" x 6' 8" (2.31m x 2.03m)

Spotlights, washbasin with vanity unit, panel-enclosed bath/shower, W/C, tile flooring

OUTSIDE

Balcony



First Floor

Total Area: 68.7 m² ... 740 ft²

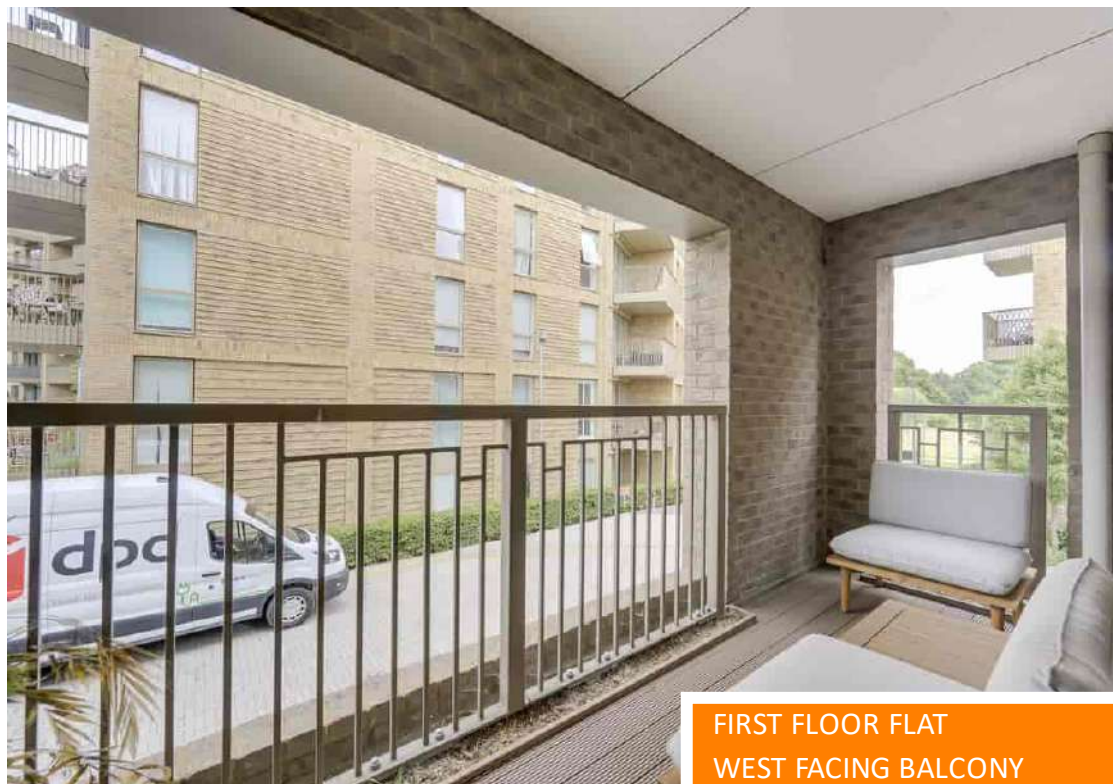
Drawn for Stanfords Sales & Lettings

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.

Like what you see?

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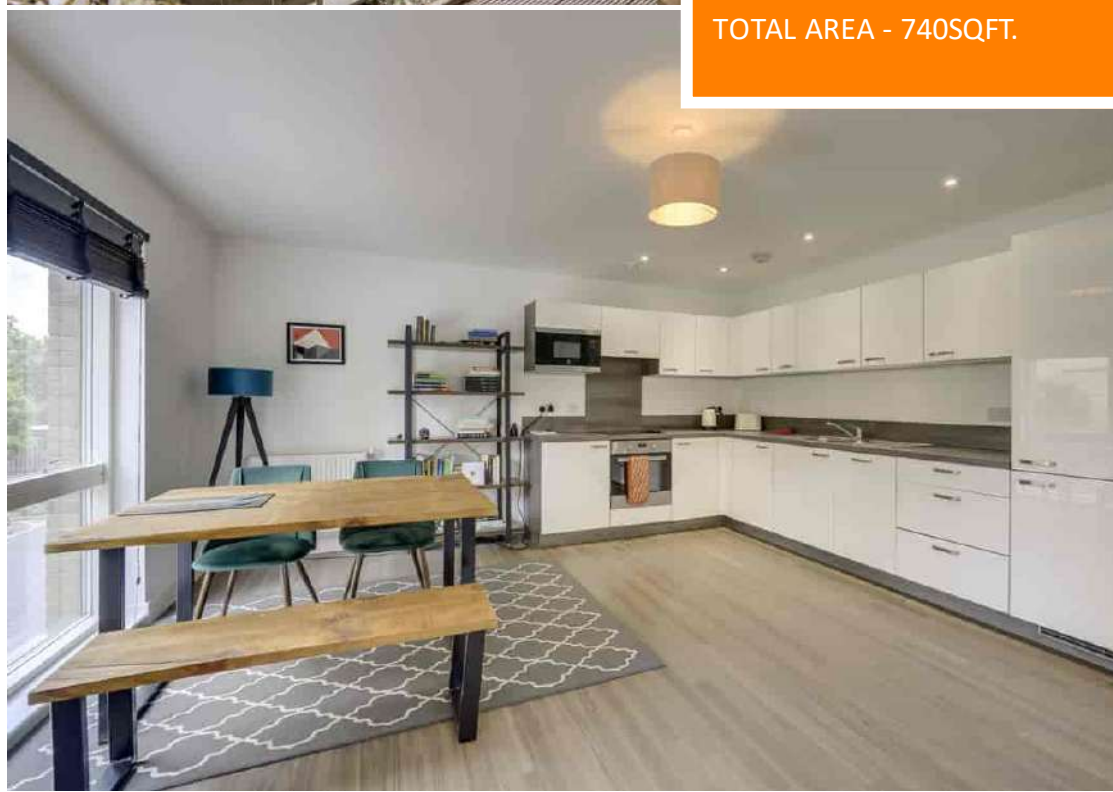
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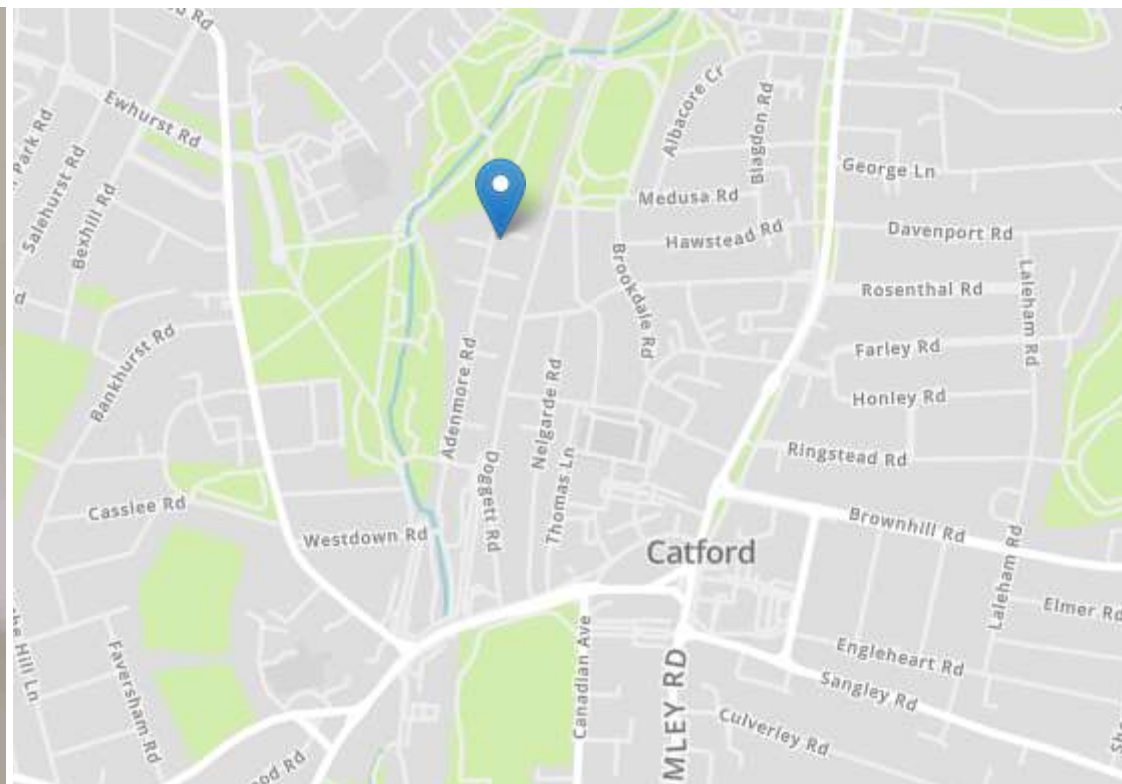
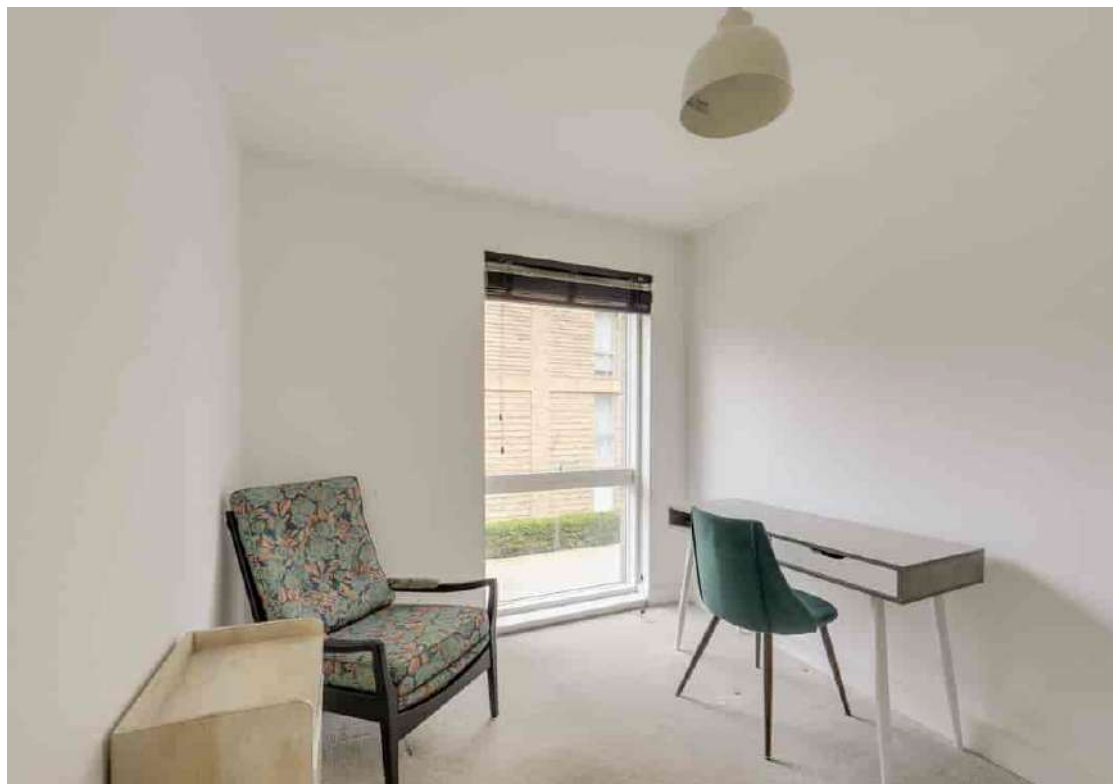


FIRST FLOOR FLAT
WEST FACING BALCONY
TOTAL AREA - 740SQFT.



TWO BEDROOMS
ALLOCATED PARKING SPACE
0.4MI TO TWIN CATFORD STATIONS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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