

Stanfords

— sales & lettings —



£350,000 Leasehold

2 bedroom flat

Adenmore Road

Catford

Read all about it...

****GUIDE PRICE: £350,000 - £375,000**** This bright and modern two-bedroom flat offers an excellent opportunity for buyers seeking a stylish, move-in-ready home in a vibrant community with fantastic transport links.

Situated in the highly sought-after Adenmore Road development, this property enjoys a prime location just moments from the Twin Catford Stations, offering fast and frequent connections to Central London. Catford Town Centre is within easy reach, providing a wide array of shops, supermarkets, and exciting places to eat and drink. For outdoor enthusiasts, green spaces such as Ladywell Fields and the Riverview Walk & River Pool Linear Park offer tranquil walking and cycling routes, perfect for relaxation and recreation.

Located in a quiet, low-traffic annex on the third floor of Grosvenor Court, this flat is thoughtfully designed for modern living. The welcoming entrance hall, featuring a practical utility cupboard, leads into a spacious open-plan lounge and kitchen. This contemporary area boasts sleek modern units, integrated appliances, and access to a private balcony—an ideal spot to unwind and take in the surrounding views. The flat further boasts two generously sized bedrooms with built-in storage and a stylish modern bathroom.

Tenure: Leasehold (149 years remaining on lease) | **Monthly Service Charge:** £215.89 | **Ground Rent:** £350pa | **Council Tax:** Lewisham band C

THIRD FLOOR

Entrance Hall

Inset ceiling spotlights, utility cupboard, laminate flooring.

Open Plan Lounge & Kitchen

19' 9" x 10' 4" (6.02m x 3.15m)

Double-glazed windows and door to balcony, pendant ceiling light, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, oven, electric hob and extractor hood, radiator, laminate flooring.

Bedroom

12' 7" x 8' 6" (3.84m x 2.59m)

Double-glazed window, pendant ceiling light, built-in wardrobe, radiator, fitted carpet.

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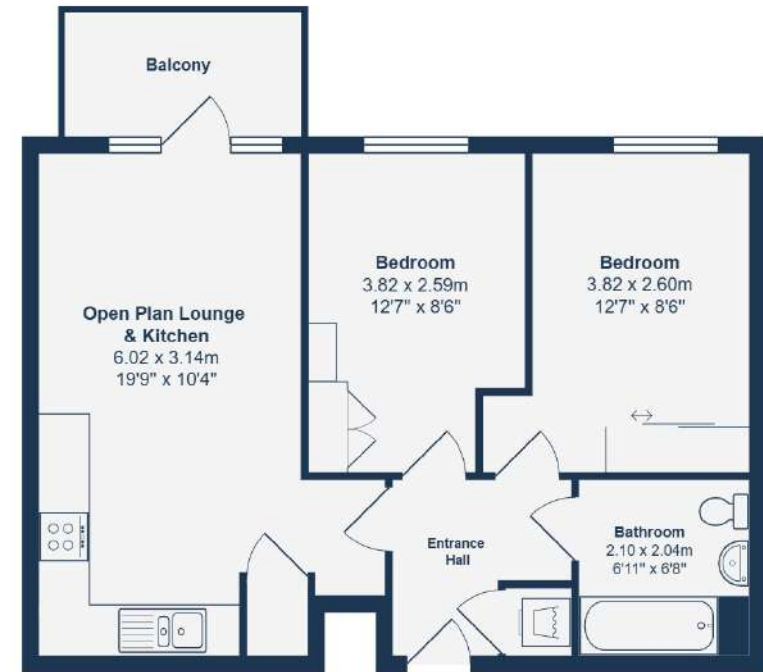
Bathroom

6' 11" x 6' 8" (2.11m x 2.03m)

Inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

OUTSIDE

Balcony



Third Floor

Total Area: 50.6 m² ... 545 ft² (excluding balcony)

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.

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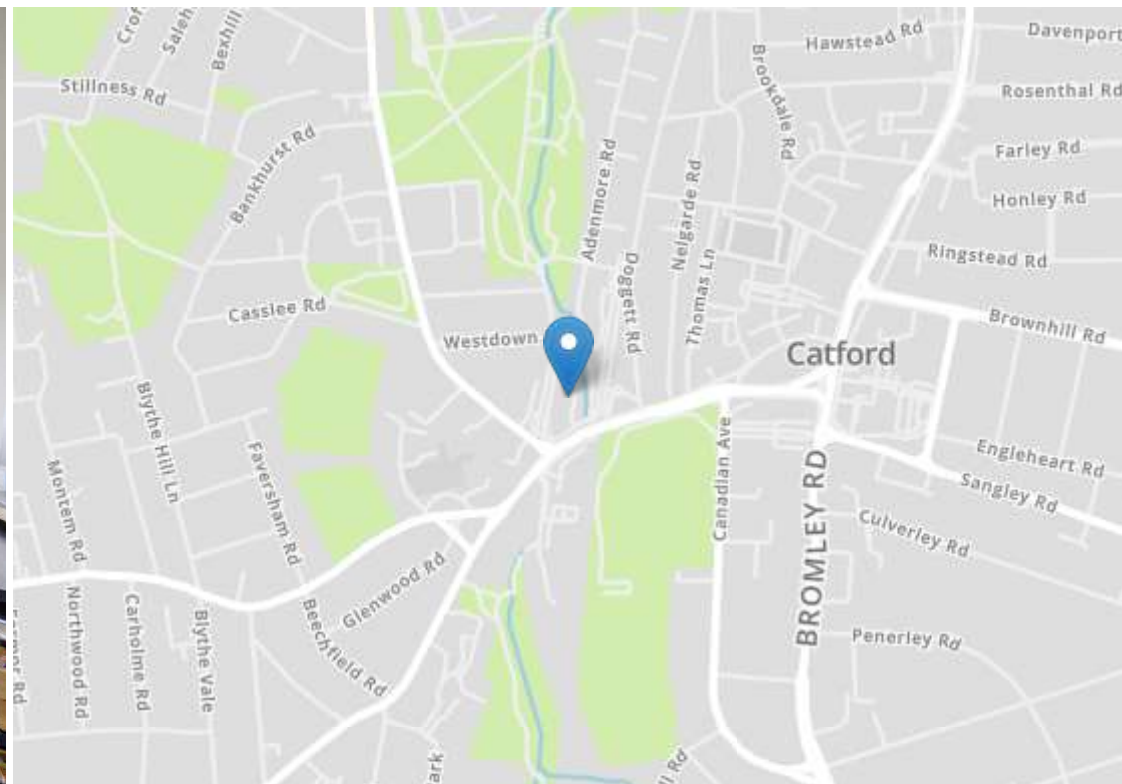
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OPEN PLAN
KITCHEN/LOUNGE
MODERN DEVELOPMENT
GREAT TRANSPORT LINKS

PRIVATE BALCONY
APPROX 545SQFT.
CLOSE TO LADYWELL FIELDS





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
<small>EU Directive 2002/91/EC</small>		

England, Scotland & Wales



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