



£425,000 Leasehold
2 bedroom flat

Adenmore Road
Catford

Read all about it...

Offered to the market with no onward chain, this contemporary two-bedroom flat presents a fantastic opportunity for buyers seeking a move-in-ready home.

Situated on the top floor of Dunstone Court, a quiet and well-maintained apartment block within the sought-after Adenmore Road development, this property benefits from excellent transport links via the Twin Catford stations, as well as proximity to highly rated nurseries, schools, and an abundance of green open spaces. Both Catford Town Centre and Ladywell Village are within walking distance, offering a great selection of local shops, supermarkets, cafés, restaurants, and vibrant social spots.

Stepping inside, the welcoming entrance hall—complete with ample built-in storage and a handy utility closet—leads into a bright and spacious open-plan living area. The sleek, modern kitchen features integrated appliances and stylish cabinetry, seamlessly connecting to the living and dining space, which is perfect for both relaxing and entertaining. Large doors open directly onto the private balcony, offering a lovely spot for morning coffee or evening drinks. The flat comprises two well-proportioned double bedrooms, alongside a contemporary family bathroom. Additional benefits include an allocated off-street parking space.

With its modern interiors, excellent location, and no onward chain, this home is ideal for first-time buyers, professionals, or investors looking for a fantastic property in a well-connected area.

Tenure: Leasehold (Remaining term - 145 years) | **Annual Service Charge:** £2,556.82 | **Ground Rent:** £350pa | **Council Tax:** Lewisham band C

NO ONWARD CHAIN
TWO DOUBLE BEDROOMS
PRIVATE BALCONY
MODERN DEVELOPMENT

TOP FLOOR FLAT
OPEN PLAN KITCHEN/LIVING ROOM
ALLOCATED OFF-STREET PARKING
CLOSE TO CATFORD STATIONS



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Call **020 8690 3656** or email us at catford@stanfordstates.london
to arrange a viewing or request further information



TOP FLOOR

Entrance Hall

Double-glazed window, inset ceiling spotlights, utility cupboard with plumbing for washing machine, storage cupboard, laminate wood flooring.

Open Plan Kitchen & Living Room

6.00m x 3.86m (19' 8" x 12' 8")

Double-glazed window and sliding doors to balcony, pendant ceiling lights, 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, radiators, laminate wood flooring.

Bedroom

5.64m x 2.65m (18' 6" x 8' 8")

Double-glazed windows, pendant ceiling lights, radiator, fitted carpet.

Bedroom

3.06m x 3.05m (10' 0" x 10' 0")

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

Bathroom

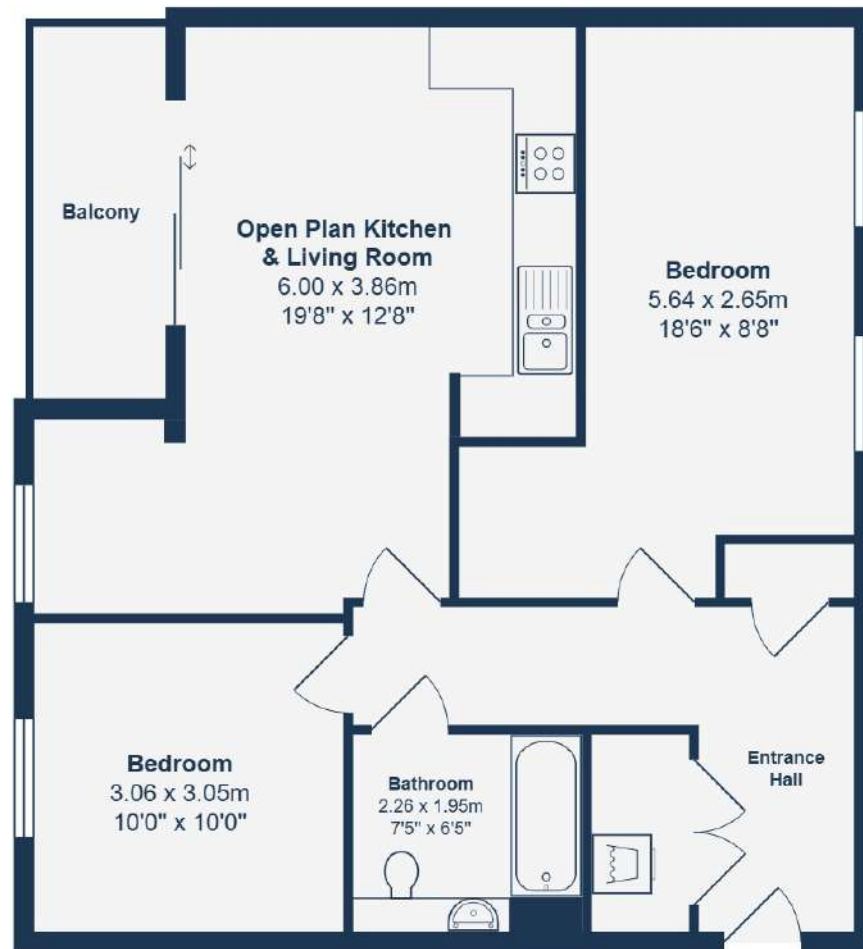
2.26m x 1.95m (7' 5" x 6' 5")

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

OUTSIDE

Balcony

Allocated Parking Space



Top Floor

Total Area: 66.7 m² ... 718 ft² (excluding balcony)

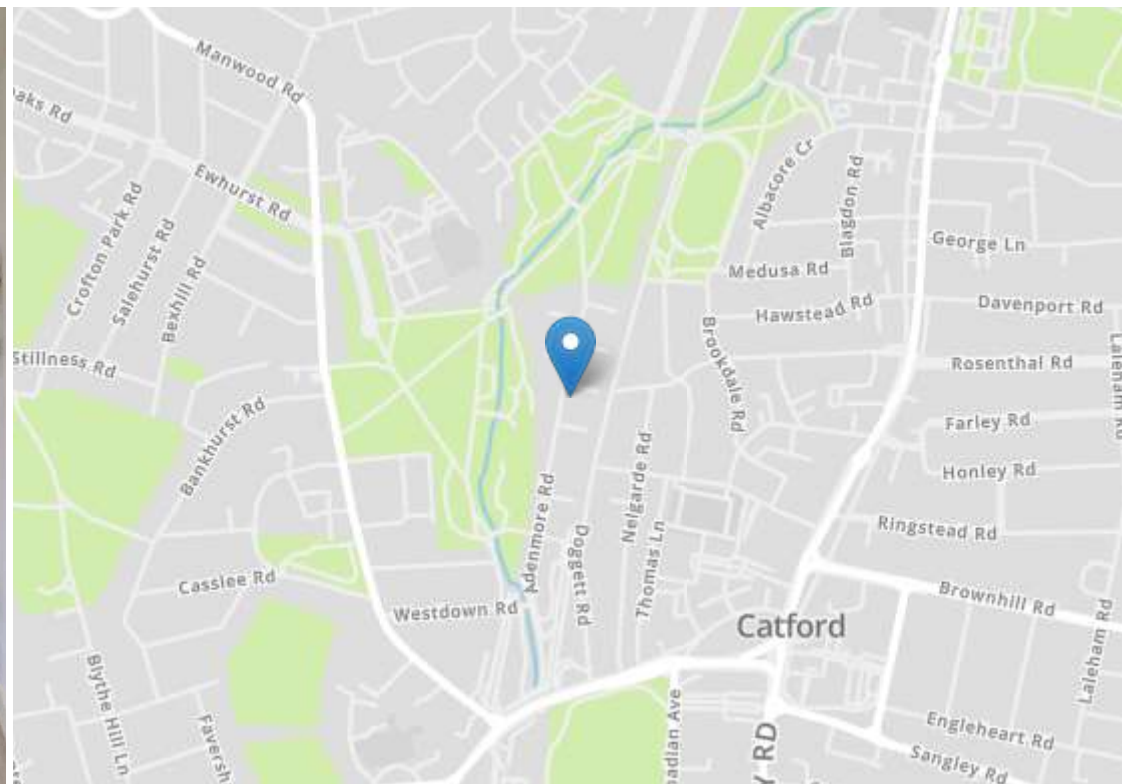
Drawn for Stanfords Sales & Lettings

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.





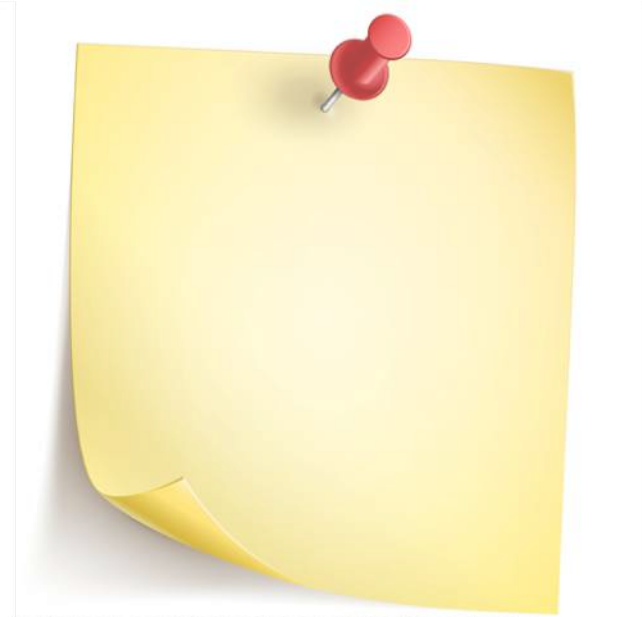
The kitchen features a clean, minimalist design with white, flat-panel cabinetry and silver handles. The countertop is a dark, solid material, providing a sharp contrast to the white cabinets. A stainless steel oven is built into the lower cabinets, and a microwave is mounted in the upper cabinets. The sink area includes a stainless steel double sink with a modern, curved faucet. The countertop is cluttered with various items, including a collection of bottles, a cutting board, and a coffee maker. The floor is made of light-colored wood, and the ceiling has several recessed lights.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC



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