



**£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 first-time buyers or investors 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.

**Tenure:** Leasehold (Remaining term - 145 years) | **Service Charge:** £185.13pm | **Ground Rent:** £350pa | **Council Tax:** Lewisham band C

## 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 m<sup>2</sup> ... 718 ft<sup>2</sup> (excluding balcony)

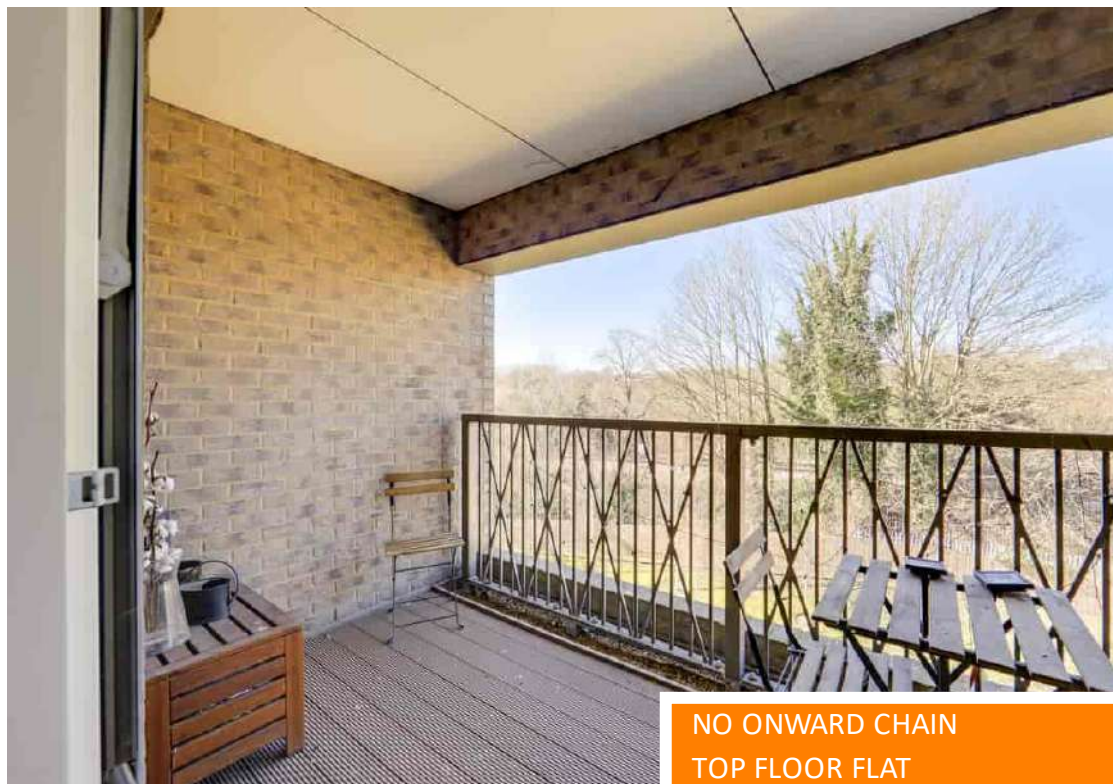
Drawn for Stanfords Sales & Lettings

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.

Like what you see?

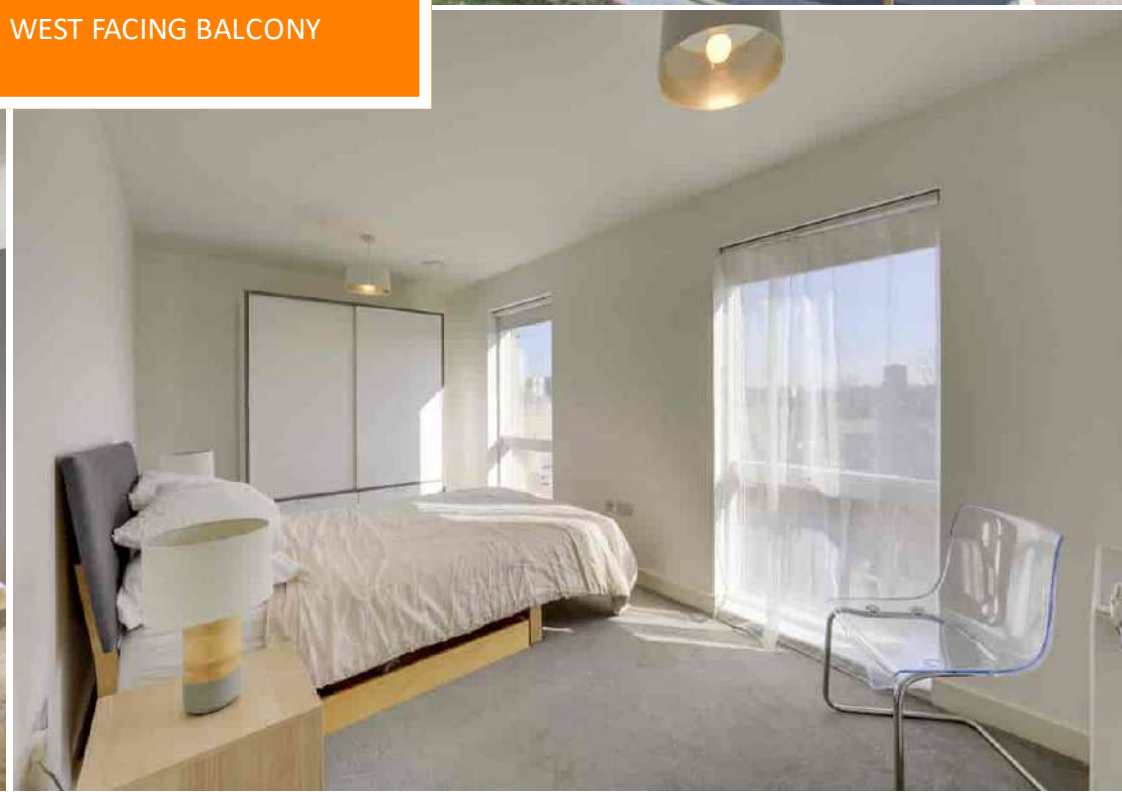
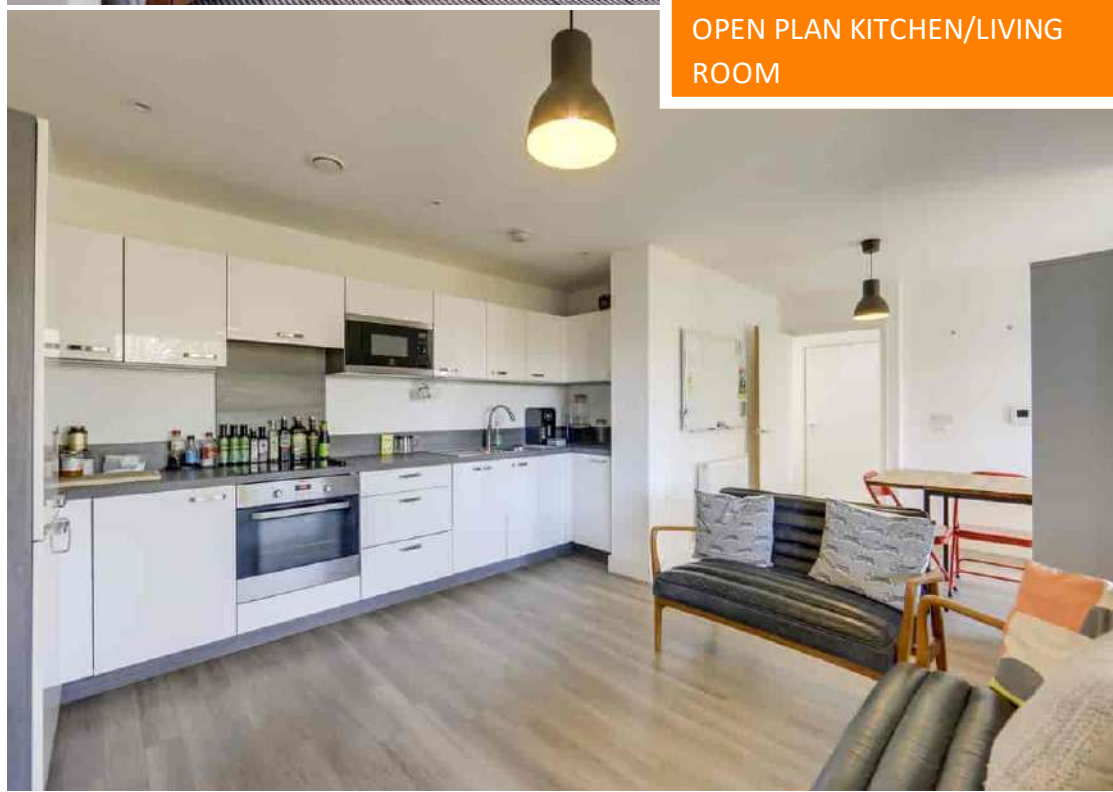
Call 020 8690 3656 or email us at [catford@stanfordstates.london](mailto:catford@stanfordstates.london) to arrange a viewing or request further information

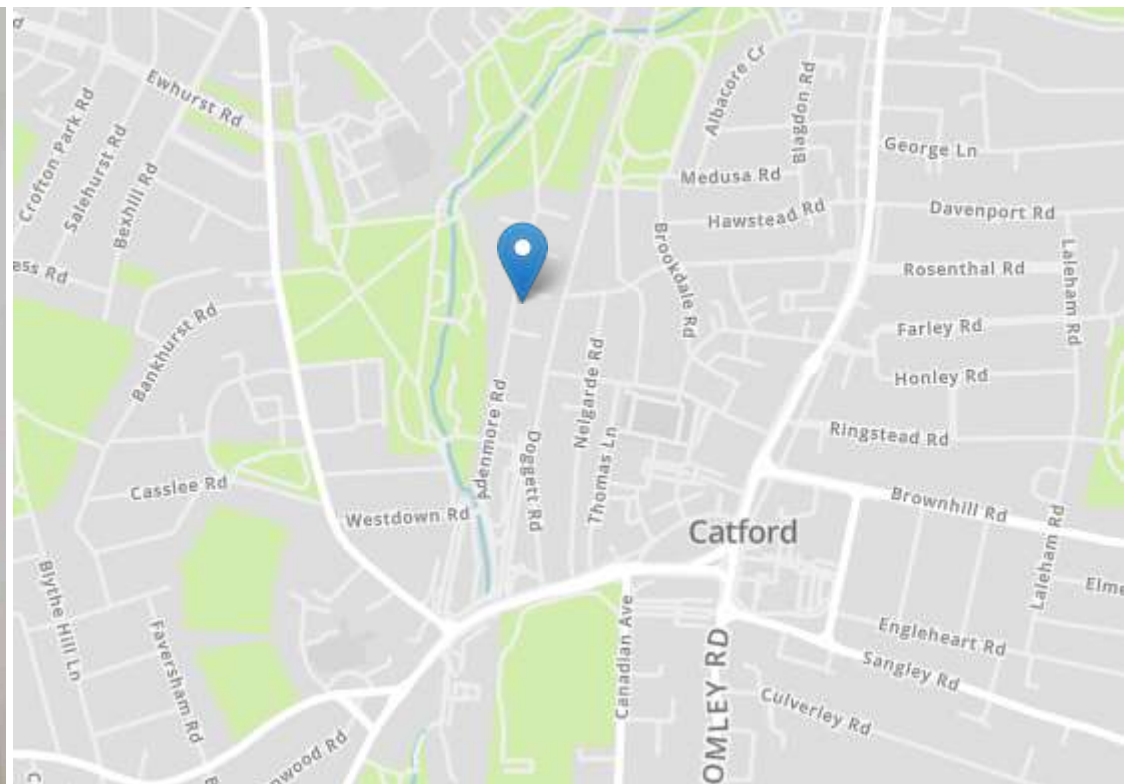
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NO ONWARD CHAIN  
TOP FLOOR FLAT  
OPEN PLAN KITCHEN/LIVING  
ROOM

MODERN DEVELOPMENT  
TWO DOUBLE BEDROOMS  
WEST FACING BALCONY  
ROOM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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