



£350,000 Leasehold

2 bedroom flat

Adenmore Road

Catford

Read all about it...

Offered with no onward chain, this second-floor flat in Dempsey Court offers modern living in the sought after Catford Green development on Adenmore Road. Ideally located near Catford's Twin Stations, Catford Town Centre, and Ladywell Fields, it provides excellent transport links, green spaces, and a variety of shops, restaurants, and amenities.

Stepping inside, the entrance hall features a utility/storage cupboard, leading to an open-plan lounge and kitchen with integrated appliances and a built-in breakfast bar, this space also opens to a large private balcony, perfect for relaxing. The property includes two well-sized bedrooms and a modern three-piece bathroom.

A perfect home for first-time buyers, professionals, or investors, offering style, convenience, and great connectivity.

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

SECOND FLOOR

Entrance Hall

Inset ceiling spotlights, utility cupboard, laminate wood flooring.

Open Plan Kitchen & Living Room

5.56m x 3.75m (18' 3" x 12' 4")

Double-glazed window and door to balcony, track ceiling lights, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, microwave, oven, electric hob and extractor hood, radiators, storage cupboard, laminate wood flooring.

Bedroom

4.90m x 2.48m (16' 1" x 8' 2")

Double-glazed window, ceiling lights, radiator, fitted carpet.

Bedroom

3.62m x 2.12m (11' 11" x 6' 11")

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

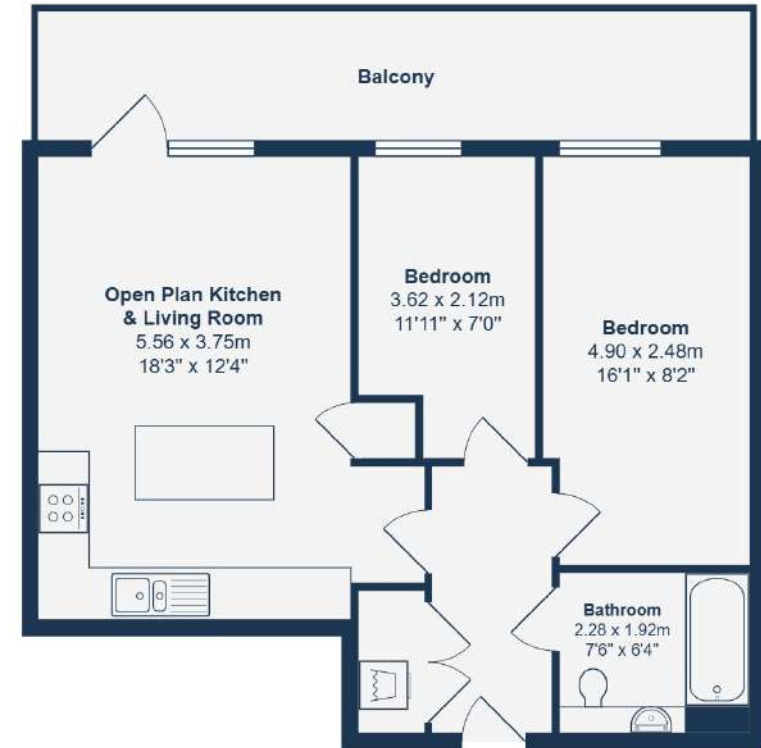
Bathroom

2.28m x 1.92m (7' 6" x 6' 4")

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

OUTSIDE

Balcony



Second Floor

Total Area: 53.9 m² ... 581 ft² (excluding balcony)

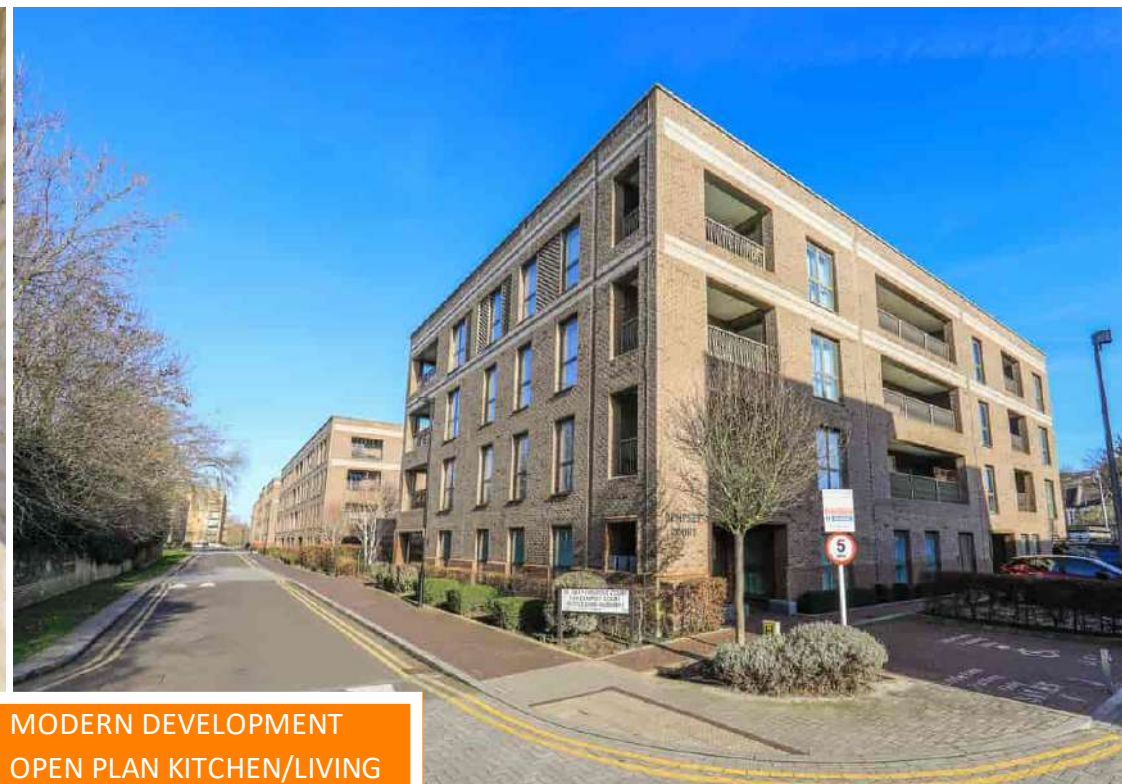
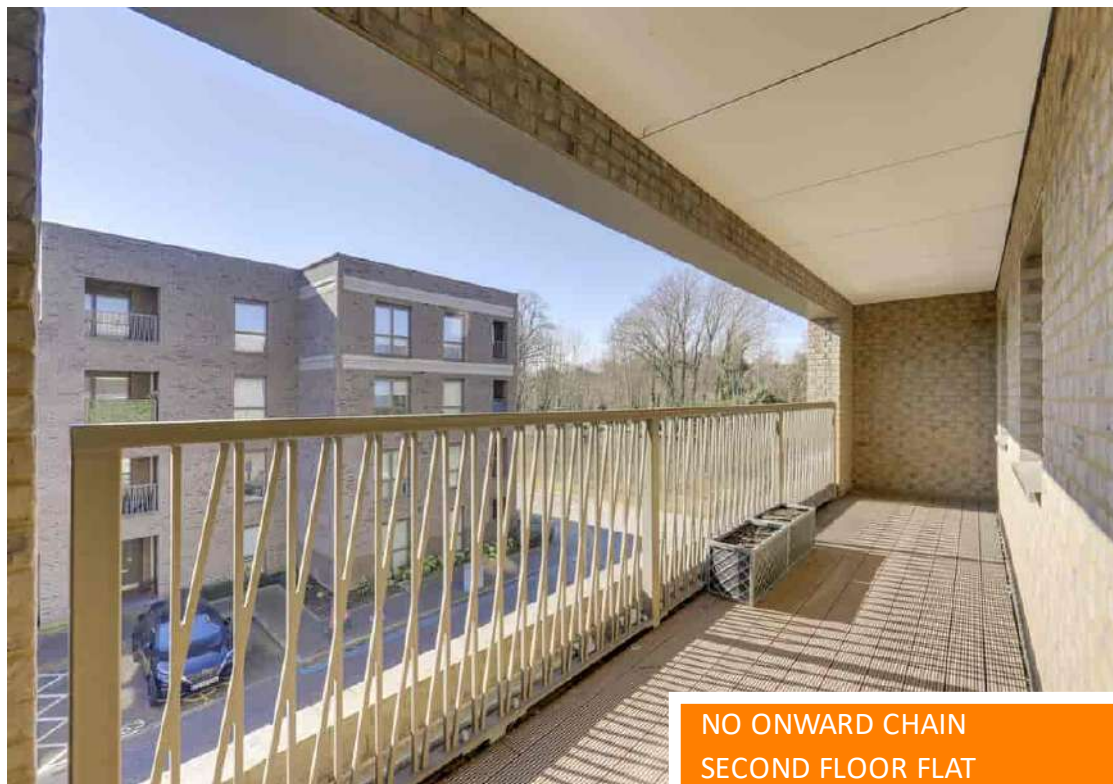
Drawn for Stanfords Sales & Lettings

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.

Like what you see?

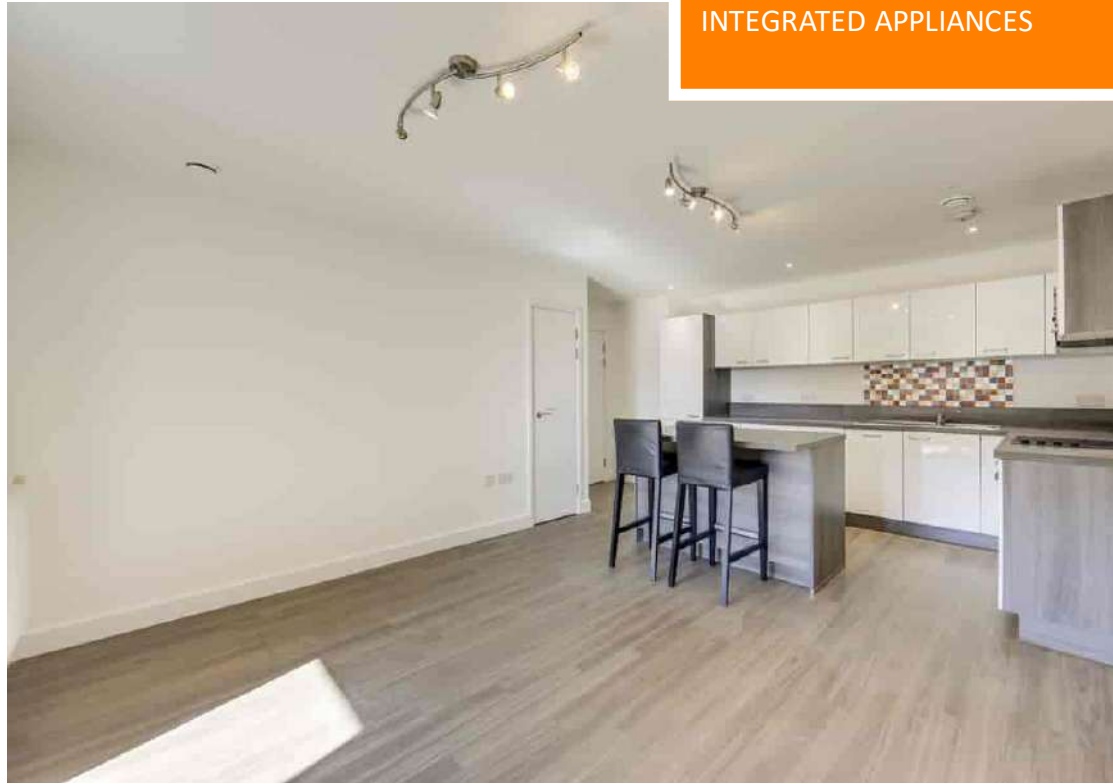
Call 020 8690 3656 or email us at catford@stanfordstates.london to arrange a viewing or request further information

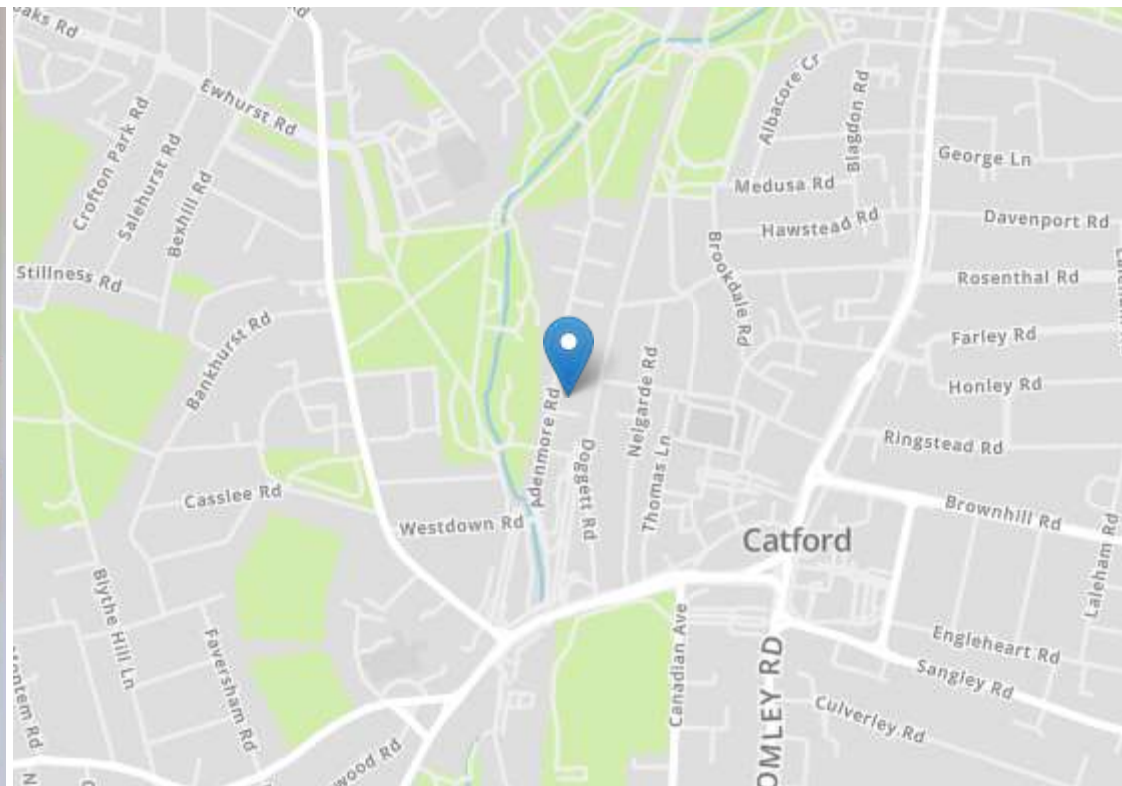
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NO ONWARD CHAIN
SECOND FLOOR FLAT
INTEGRATED APPLIANCES

MODERN DEVELOPMENT
OPEN PLAN KITCHEN/LIVING
ROOM
SOUTH FACING BALCONY





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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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