



**Guide Price £325,000 Leasehold**  
1 bedroom flat

Adenmore Road  
Catford

# Read all about it...

This fantastic, fourth floor one-bedroom flat, is situated in a modern development with stunning park and city views.

The well-proportioned kitchen/living room offers a fabulous space for entertaining, with floor to ceiling windows opening to the South facing balcony, allowing for lots of natural light. The fitted kitchen itself comes with integrated appliances including a dishwasher, fridge/freezer and microwave. Off the spacious hallway is a modern bathroom suite and a large double bedroom with fitted wardrobes, offering unique views out to Ladywell Fields. An added bonus is the ample storage space throughout.

The development has been finished with a pedestrian area and landscaping through the whole site and is ideally placed for busy commuters with fast, direct access to London Bridge, Charing Cross, Cannon Street and Blackfriars. As well as connecting lines to London Victoria and to the Northern & Bakerloo Lines at Elephant & Castle. Change at Lewisham for the DLR. Within walking distance in the up and coming centre of Catford, with eclectic places to eat and drink including Ninth Life and Rooftop Bar. There is also the monthly street food market on Catford Broadway. Dixie Court itself open directly out to the wonderful Ladywell Fields, a mixed use urban park with the Ravensbourne River running through the centre and Ladywell Village at the other end.

**Tenure:** Leasehold (Remaining Term 146 years) | **Service Charge:** £173pm | **Ground rent:** £300pa | **Council Tax:** Lewisham Band B

## FOURTH FLOOR

### Entrance Hall

Pendant light, storage cupboards

### Kitchen/Living Room

20' 0" x 11' 11" (6.10m x 3.63m)

Pendant lights, spotlights, radiators, matching wall and base units, stainless steel sink with drainer and single mixer tap, integrated oven and electric hob, integrated dishwasher and fridge/freezer, engineered wood flooring, door to balcony

### Bedroom

11' 11" x 9' 11" (3.63m x 3.02m)

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

### Bathroom

8' 7" x 7' 7" (2.62m x 2.31m)

Spotlights, wash basin with vanity unit, panel enclosed bath/shower, heated towel rail, W/C, tile flooring

## OUTSIDE

### Balcony



Fourth Floor

Total Area: 49.4 m<sup>2</sup> ... 532 ft<sup>2</sup> (excluding balcony)

Drawn for Stanfords Sales & Lettings  
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.

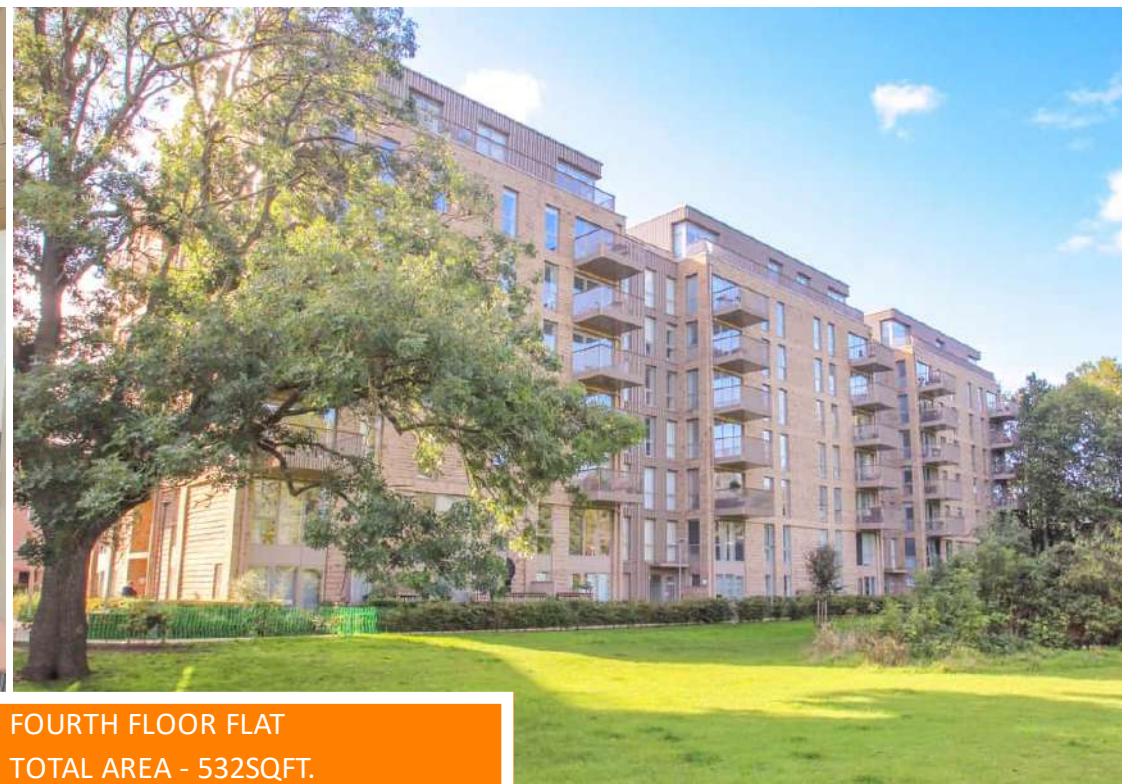
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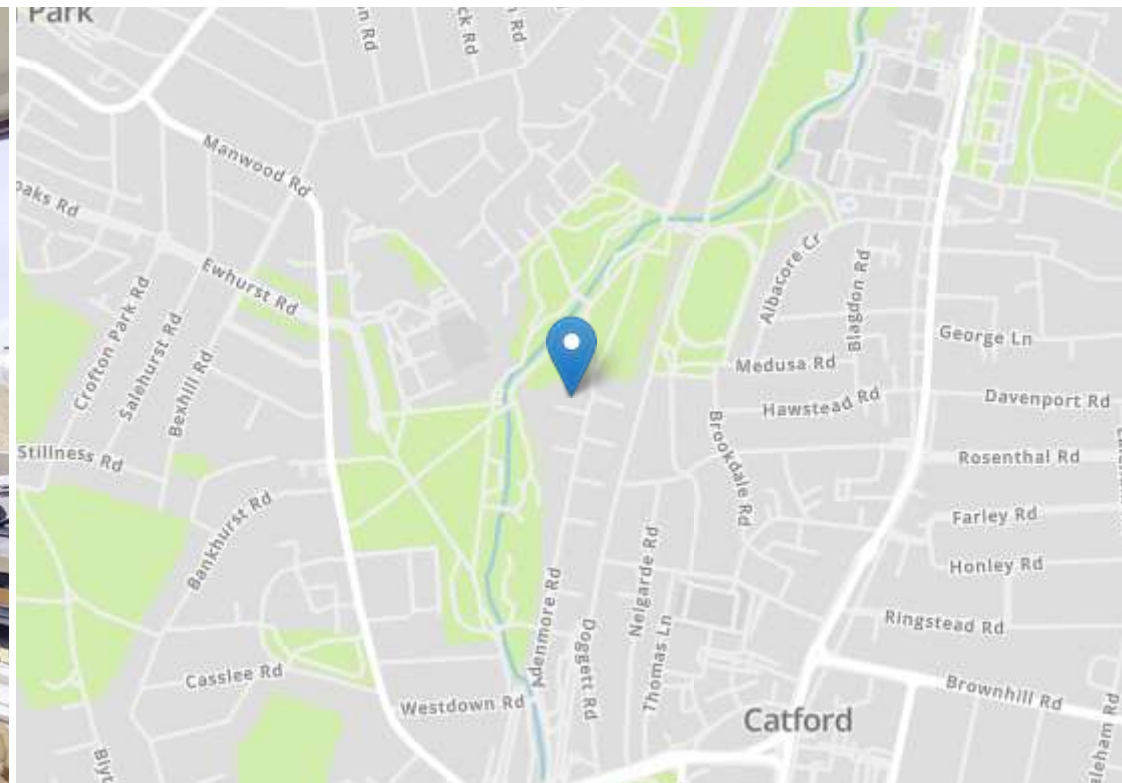


MODERN DEVELOPMENT  
SOUTH FACING BALCONY  
LADYWELL FIELDS ON YOUR  
DOORSTEP



FOURTH FLOOR FLAT  
TOTAL AREA - 532SQFT.  
0.4MI TO TWIN CATFORD STATIONS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(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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