



STANFORDS

Harlie Court Adenmore Road, London

Guide Price £400,000

A bright and spacious two-bedroom top-floor flat, chain free and ideally located within Harlie Court in the popular Adenmore Road development. Perfectly positioned close to excellent transport links, green spaces, and a fantastic range of local amenities, this modern apartment is ideal for buyers seeking convenience and contemporary living.

The property features a generous open-plan living area with floor-to-ceiling windows opening onto a private balcony, creating a bright and airy space perfect for relaxing or entertaining. The modern kitchen is fitted with sleek integrated appliances, while both bedrooms are well-proportioned doubles, with the principal bedroom benefitting from an ensuite shower room. A stylish main bathroom and a practical utility cupboard complete the accommodation.

Residents benefit from beautifully landscaped communal areas, a nearby supermarket, and easy access to Ladywell, Catford, and Catford Bridge stations, providing fast and frequent services into Central London. The surrounding area is popular with both professionals and families thanks to its vibrant mix of cafés, restaurants, local shops, and nearby green open spaces including Ladywell Fields and Blythe Hill Fields.

Council Tax band: C

Tenure: Leasehold

- **Top Floor Flat**
- **Chain Free**
- **Open Plan Lounge & Kitchen**
- **Private Balcony**
- **Two Bed - Two Bath**
- **Great Transport Links**
- **Close to Ladywell Fields**







Entrance Hall

Double-glazed window, inset ceiling spotlights, storage cupboards, radiator, wood flooring.

Open Plan Lounge & Kitchen

19' 5" x 13' 3" (5.93m x 4.05m)

Double-glazed windows and door to balcony, pendant ceiling lights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, microwave, oven, hob and extractor hood, radiators, wood flooring.

Bedroom

18' 10" x 8' 2" (5.74m x 2.50m)

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

Ensuite

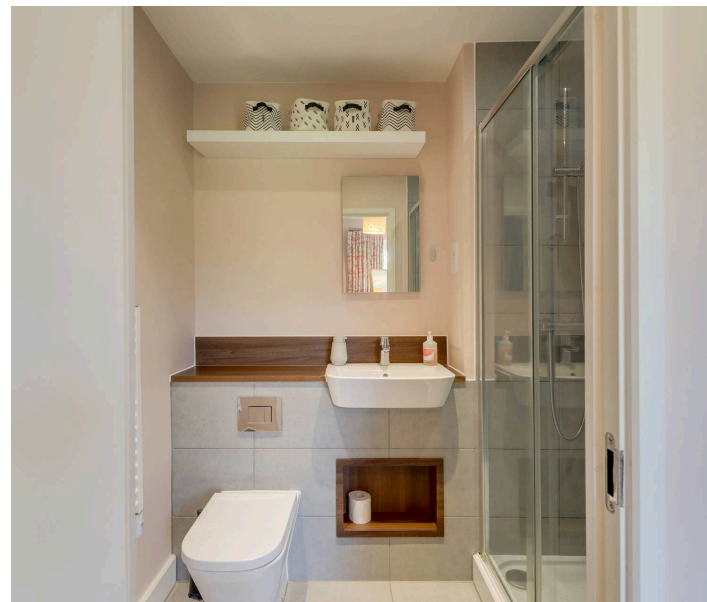
6' 11" x 4' 11" (2.12m x 1.51m)

Ceiling light, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tile flooring.

Bedroom

10' 7" x 10' 0" (3.22m x 3.04m)

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

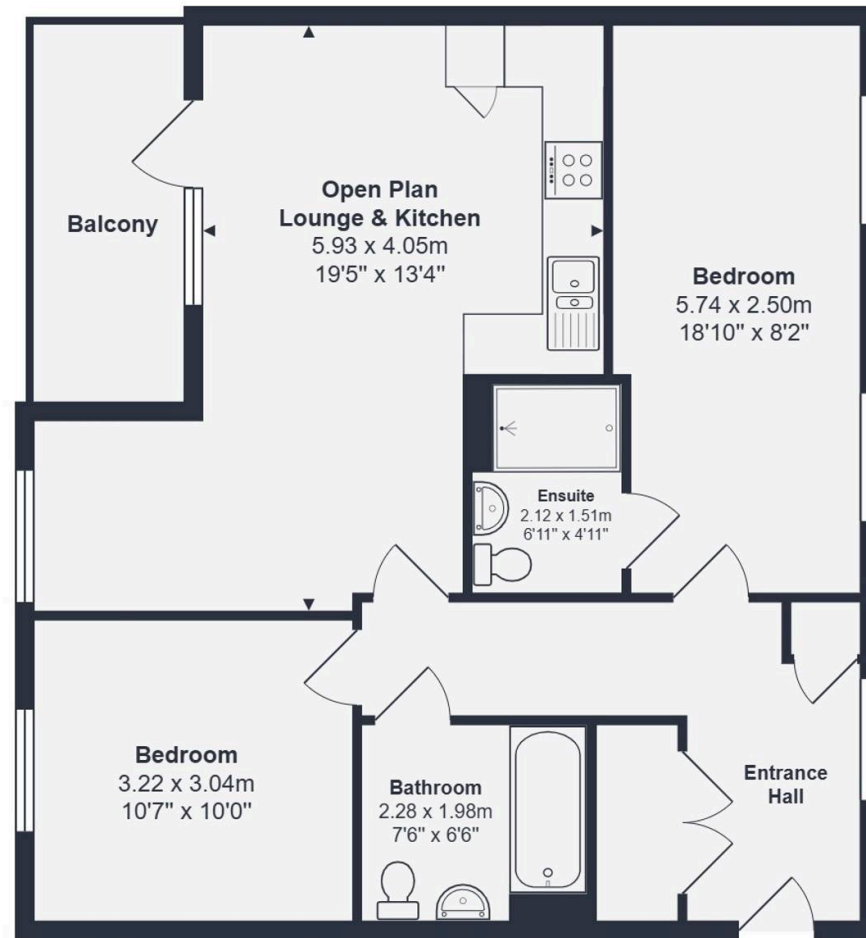


Bathroom

7' 6" x 6' 6" (2.28m x 1.98m)

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





Top Floor

Total Area: 69.0 m² ... 743 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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