



Dixie Court Adenmore Road, London SE6 4FB

welcome to

Dixie Court Adenmore Road, London

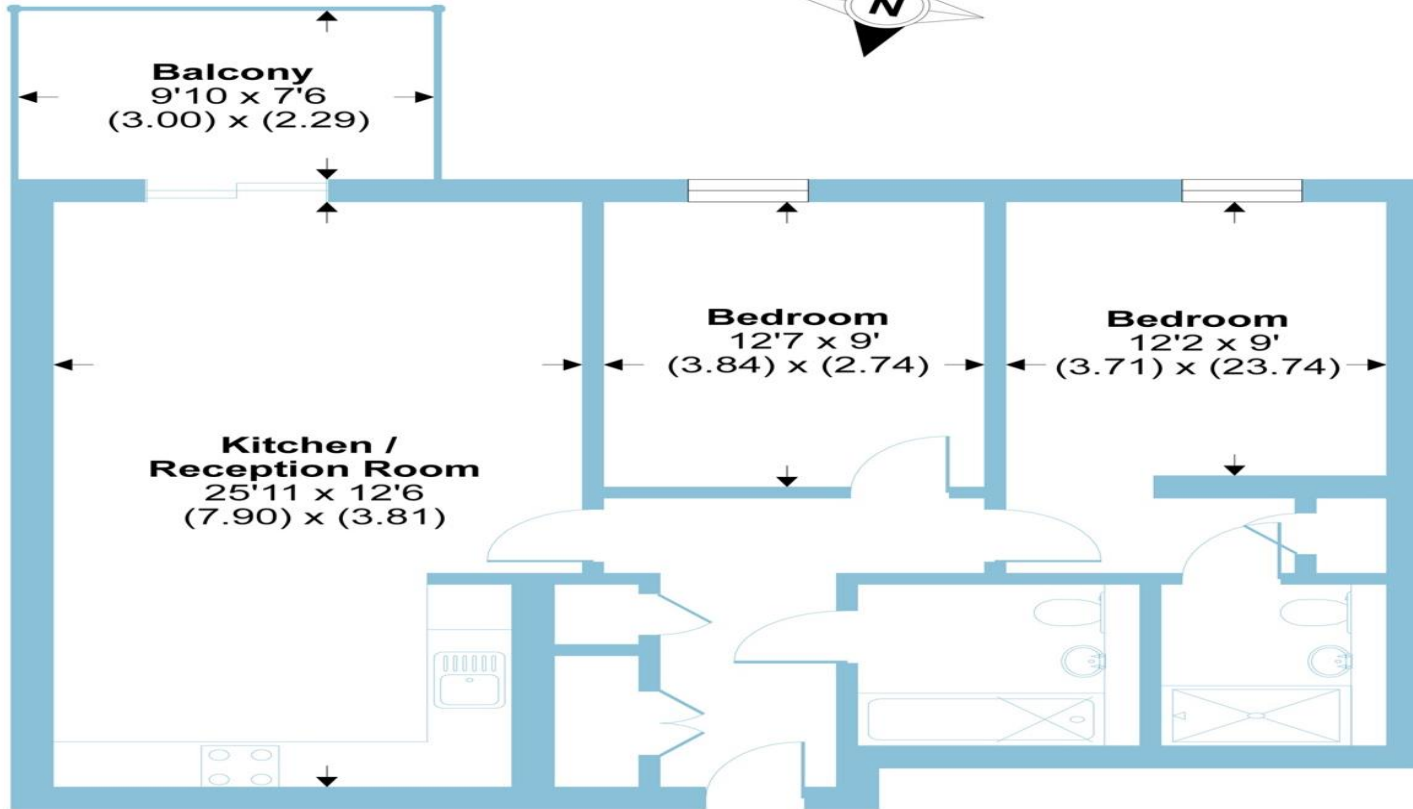
A fantastic opportunity to acquire this light and airy (795 Sq Ft) 6th floor purpose-built flat set within an attractive brick-fronted block built in 2017. Early viewing requests are highly recommended. This well-proportioned property comprises a spacious open plan reception room with modern fitted kitchen, two double bedrooms with master bedroom providing an en-suite shower room and fitted wardrobe. Other benefits include a contemporary bathroom, ample storage and a south-facing private balcony providing plenty of light throughout the year and far reaching views. The block backs onto Ladywell Fields giving easy access to green space and the beautiful Waterlink Way walking and cycling route through South London. Plenty of local amenities are close by including the monthly Catford Food Market, a new independent cinema and the many shops and cafes in Ladywell, Crofton Park, Honor Oak and Lewisham.



Adenmore Road, London, SE6

Approximate Area = 795 sq ft / 73.8 sq m

For identification only - Not to scale



SIXTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Barnard Marcus. REF: 752049



welcome to

Dixie Court Adenmore Road, London

- Secure Development
- Two Double Bedrooms
- En-suite Bathroom
- South Facing Balcony
- Chain Free
- (795 Sq Ft)
- Amazing Views

Tenure: Leasehold EPC Rating: B

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SYD102621](https://www.barnardmarcus.co.uk/Property/SYD102621)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SYD102621 - 0003

 barnard marcus



020 8776 9384



sydenham@barnardmarcus.co.uk



13 Sydenham Road, LONDON, SE26 5EX



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)