

Grosvenor Court, Adenmore Road, London, SE6 4FD

- Guide Price £350,000 to £380,000
- First Floor
- Kitchen / Reception Room
- Ladywell Fields 100 metres
- EPC B
- Two Bedrooms
- Lease 148 years
- Catford Stations 100 metres
- East Facing Balcony

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Grosvenor Court, Adenmore Road, London, SE6 4FD - Guide Price £350,000 to £380,000

DESCRIPTION

Guide Price £350,000 to £380,000. Beautifully presented two-bedroom apartment on the first floor of Grosvenor Court. 148 years remaining on the lease. Two train lines into central London.

Lovely open plan living area with modern kitchen and direct access to a private balcony - great for eating outside in the warm summer evenings as the sun goes down. The contemporary kitchen comes with a range of integrated appliances (oven, hob, extractor, fridge-freezer and dishwasher) with high gloss units featuring soft close doors and drawers.

The two double bedrooms have full height soundproof windows, overlooking the River Ravensbourne.

Grosvenor Court was built in 2018. Lease 148 years remaining. Ground Rent £350pa.

Please call the Sales Team at Hunters Catford to arrange your viewing.

Trains:

Catford Bridge Station with trains to London Bridge and Charing Cross

Catford Station with trains to Blackfriars, City Thameslink and St Pancras

Amenities:

Sainsbury's Local, café and barbers - downstairs on the ground floor.

Catford Centre 0.4 miles - Tesco, high street shops, Broadway Theatre,

Catford Mews three screen cinema, plus plenty of food and drink options.

Ladywell 0.9 miles - coffee shops, cafés and the Ladywell Tavern

Ladywell Fields 100 metres - 54 acres of green space, tennis courts, bowling green, cycle route and nature reserve.

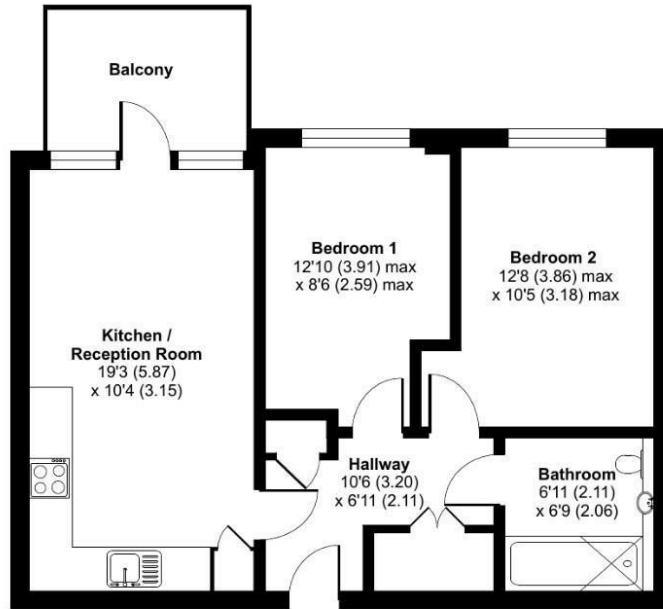




Adenmore Road, London, SE6

Approximate Area = 572 sq ft / 53.1 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Hunters. REF: 1063088

Viewings

Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

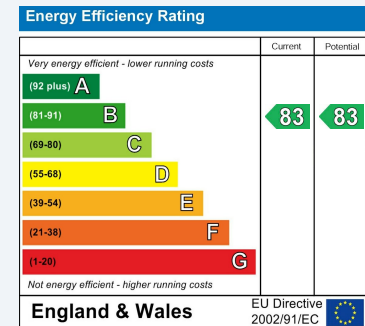
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

