



Grosvenor Court, Adenmore Road, London, SE6 4FE

- Guide Price: £370,000 to £390,000
- Sixth floor with great views
- Kitchen / Reception Room
- Catford Station 100 metres
- EPC B
- Two bedroom apartment
- Lease 147 years
- Allocated Parking
- Ladywell Fields 100 metres

Guide Price £370,000 to £400,000

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Grosvenor Court, Adenmore Road, London, SE6 4FE

DESCRIPTION

Guide Price £370,000 to £390,000. Beautifully presented two-bedroom apartment on the sixth floor of Grosvenor Court, with views of the Shard and Canary Wharf. Long lease, allocated private parking and 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 you watch the sun go down – the apartment benefits from the sun from midday until late evening in the summer.

The contemporary kitchen comes with a range of integrated appliances (oven, hob, extractor, fridge-freezer and dishwasher) with exposed-brick tiling and high gloss units featuring soft close doors and drawers.

The two double bedrooms have full height soundproof windows, and great leafy views towards Blythe Hill and Ladywell Fields.

Grosvenor Court was built in 2018. Lease 147 years remaining. Ground Rent £350pa. Allocated private parking space.

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:

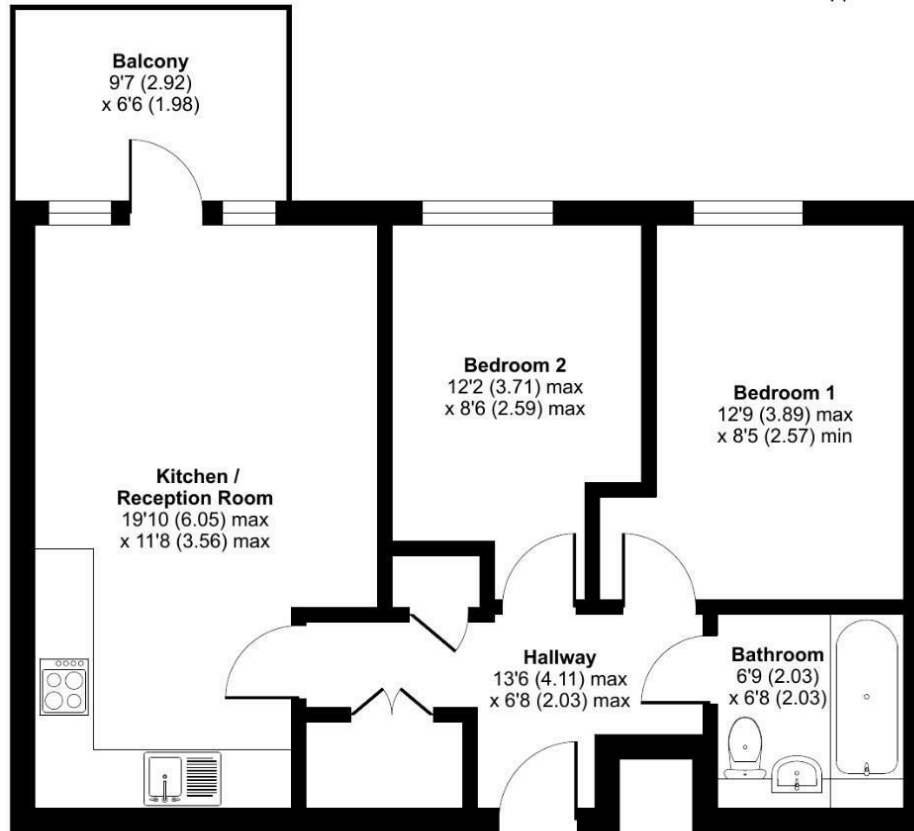
Sainsbury's Local, café and barbers - downstairs on the ground floor.
Catford Centre 0.4 miles - Tesco, high street shops, Broadway Theatre, Catford Mews three screen cinema, plus plenty of food and drink options.
Ladywell 0.9 miles - coffee shops, cafés and the Ladywell Tavern
Ladywell Fields 100 metres - 54 acres of green space, tennis courts, bowling green, cycle route and nature reserve.





Adenmore Road, London, SE6

Approximate Area = 576 sq ft / 53.5 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). © ritchecom 2021. Produced for Hunters. REF: 955472

Viewing

Please contact our Hunters Catford Office on 020 8698 7499 if you wish to arrange a viewing appointment for this property or require further information.

153 Rushey Green, Catford, SE6 4BD
Tel: 020 8698 7499 Email:
catford@hunters.com <https://www.hunters.com>



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

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.

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