

Dixie Court, Adenmore Road, London, SE6 4FA

- Guide Price £350,000 to £375,000
- Two Terraces
- 688 square feet
- Sold Chain Free
- Ladywell Fields behind Dixie Court
- One bedroom top floor apartment
- Open Plan kitchen / living / dining area
- Lease 147 years remaining
- Catford Stations 600 metres
- EPC B

Guide Price £350,000 to £375,000



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DESCRIPTION

Guide Price £350,000 to £375,000. A stunning one bedroom, top floor apartment, with a terrace off the reception and a further terrace off the bedroom, both looking south. The apartment has 147 years remaining on the lease.

Built in 2017 as part of the Catford Green development, the style of the apartment and the great views give you a contemporary home along with good connections to central London.

The open-plan kitchen / living / dining space has plenty of room for cooking, dining, socialising and relaxing. The floor to ceiling windows run almost the full width of the room, with a door onto the terrace - great for enjoying warmer evenings. The kitchen has white base and wall units, integrated fridge, freezer, dishwasher, microwave, oven, extractor and hob, finished in high gloss white metro tiles above the counter. The hallway has two storage spaces: one cupboard with space for the washer-dryer plus other items, and a second, larger storage room.

The double bedroom also has floor to ceiling windows with its own terrace looking south. The bathroom has a high spec, hotel style finish with a three-piece white suite, shower over bath, and wall hanging mirrored cabinet.

This stunning one bedroom apartment is one of the largest in the development at nearly 64m², and with two terraces is not one to be missed.

Trains

Catford Bridge Station 600m

Ladywell Station 900m (walking through the park)

Catford Station 650m

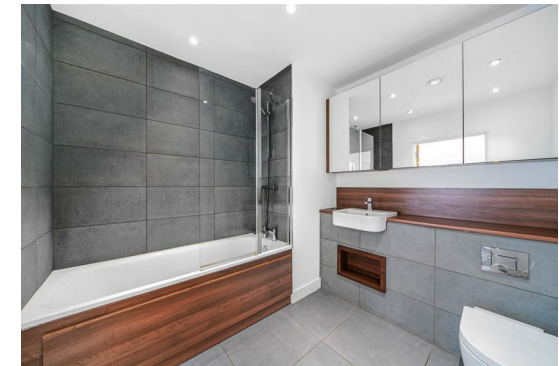
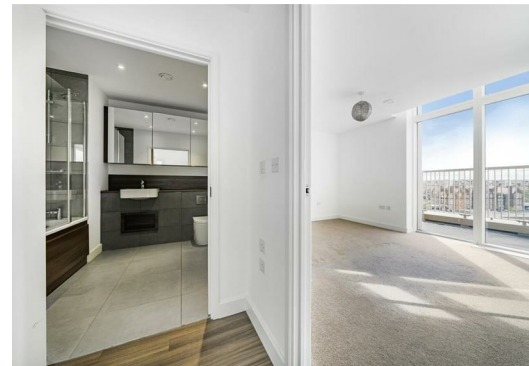
Amenities

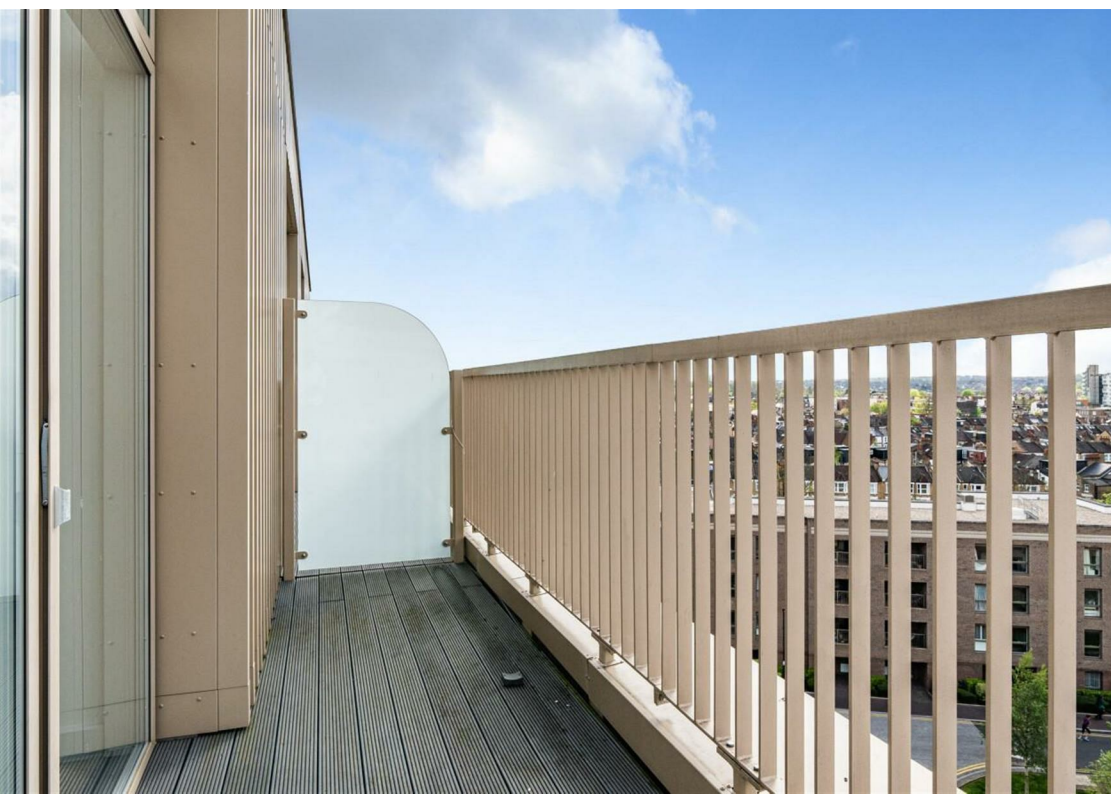
Ladywell 950m - coffee shops, cafés and the Ladywell Tavern

Sainsbury's Local – next to Catford station

Catford town centre 850m, with many shops, plus the Broadway Theatre, supermarkets, restaurants, pubs and Catford Mews 3 screen cinema complex with café and food market.

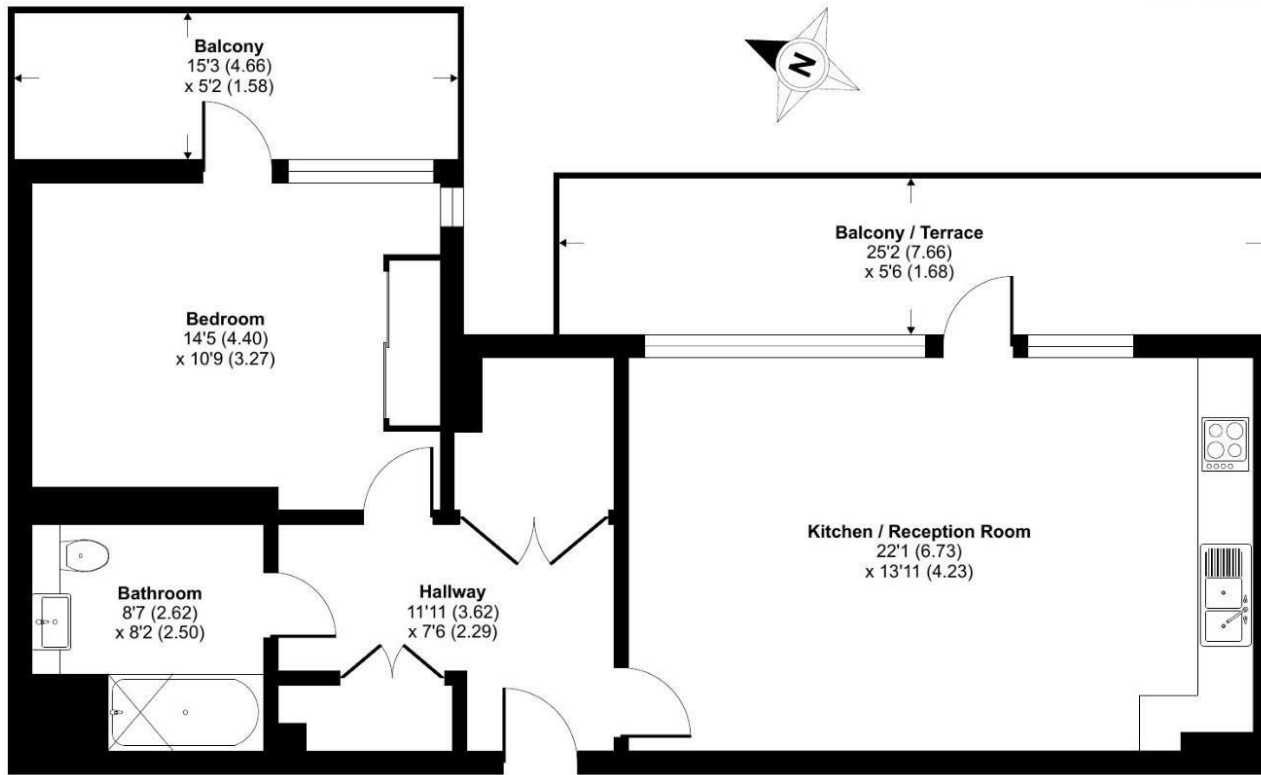
Ladywell Fields 54 acres of green space, wooded areas, river, tennis courts, bowling green, cycle route and nature reserve.





Dixie Court, Adenmore Road, London, SE6

Approximate Area = 688 sq ft / 63.9 sq m
For identification only - Not to scale



TOP FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters. REF: 1115425

Viewings

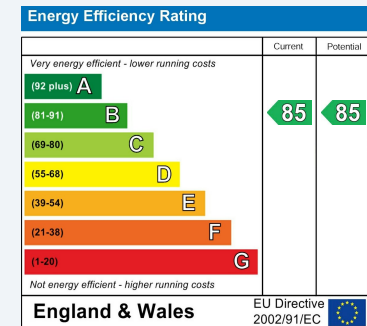
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

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.



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