



## Adenmore Road, London, SE6 4BS

- Guide Price £375k to £400k
- Open plan kitchen / living / dining room
- Top Floor Flat
- Allocated Parking Space
- Ladywell Fields 100 metres
- Two bedrooms
- 20ft Balcony
- Lease 145 years remaining
- Catford Stations 300 metres
- EPC B

**Guide Price £375,000 to £400,000**



# Adenmore Road, London, SE6 4BS

## DESCRIPTION

Guide Price £375,000 to £400,000. Two bedroom modern apartment with open plan kitchen / living / dining room and 20ft balcony, around the corner from Ladywell Fields and two mainline stations, plus allocated parking space, and a lease of 145 years.

The open plan kitchen / living / dining room is over 20ft long, giving plenty of space to create your own blend of warmth, light and style in which to cook, dine, rest and entertain. The balcony is off the main room, giving 75 sq. ft. of outdoor space.

The main bedroom is over 14ft deep, with the second bedroom giving the option of a guest bedroom or home office.

The hotel style bathroom has a shower over bath, hand basin and WC, with mirrored cabinet.

With a total of 639 sq. ft. of space, there is plenty of room to personalise and make this apartment your own. Built in 2015, you can enjoy modern amenities and a contemporary layout, perfect for those seeking a hassle-free move-in experience.

Allocated Parking Space.

Lease: 145 years remaining.

### Trains

Catford Bridge Station 300m with trains to London Bridge, Cannon Street & Charing Cross  
Catford Station 350m with trains to Denmark Hill (for Kings), Blackfriars and City Thameslink

### Amenities

Ladywell 0.7 miles - coffee shops, cafés and the Ladywell Tavern

Sainsbury's Local by Catford station

Catford town centre is 0.3 miles, with many shops, plus the Broadway Theatre, supermarkets, restaurants, pubs and Catford Mews 3 screen cinema complex with café and food market.

Ladywell Fields has fifty-four acres of green space, wooded areas, river, tennis courts, bowling green, cycle route and nature reserve.

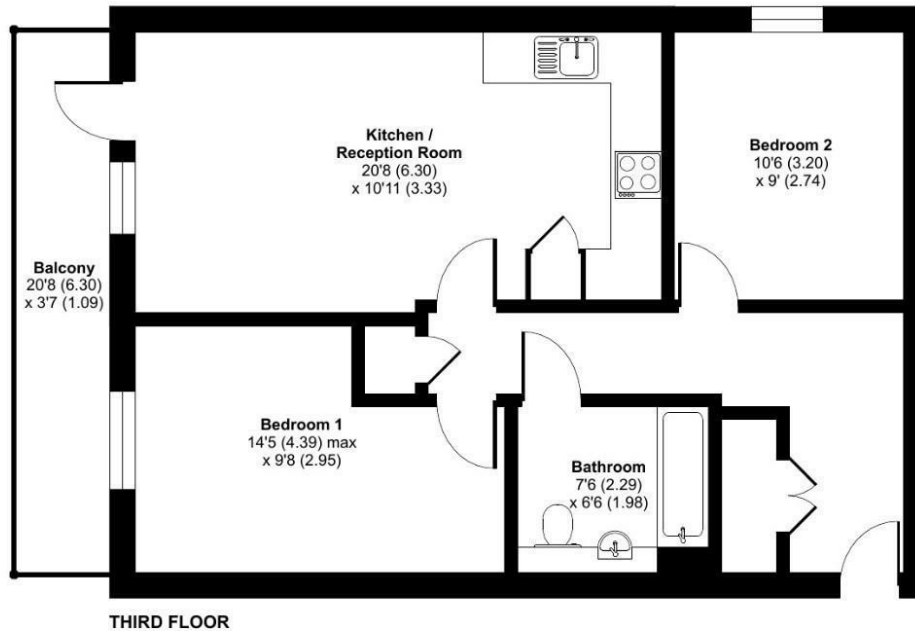
Please call the Sales Team at Hunters Catford to arrange your viewing.





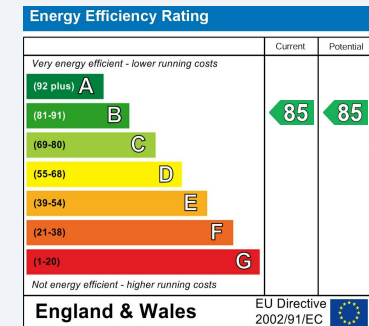
# Dempsey Court, Adenmore Road, London, SE6

Approximate Area = 639 sq ft / 59.3 sq m  
For identification only - Not to scale



## 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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters. REF: 1148293

### Viewings

Please contact [catford@hunters.com](mailto: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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