



## Adenmore Road, London, SE6 4FD

- Six month let from 12th July 2024
- Open-plan living room/kitchen
- Catford & Catford Bridge stations 0.1 miles
- EPC B
- One double bedroom and a good size study
- Furnished
- Suitable for an individual, a couple or a couple with one child

**£1,600 Per Month**



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## DESCRIPTION

SIX MONTH LET ONLY FROM 12TH JULY 2024. A beautifully presented furnished one bedroom apartment on the fourth floor of Grosvenor Court with views over Catford. The second room has been used as a study. Allocated private parking space 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.

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 bedroom have full height soundproof windows.

P.S. SUPPLEMENTARY CHARGE OF £350 PCM TO COVER COUNCIL TAX & UTILITY BILLS.

TENACY CAN BE EXTENDED ANOTHER MONTH IF REQUIRED.

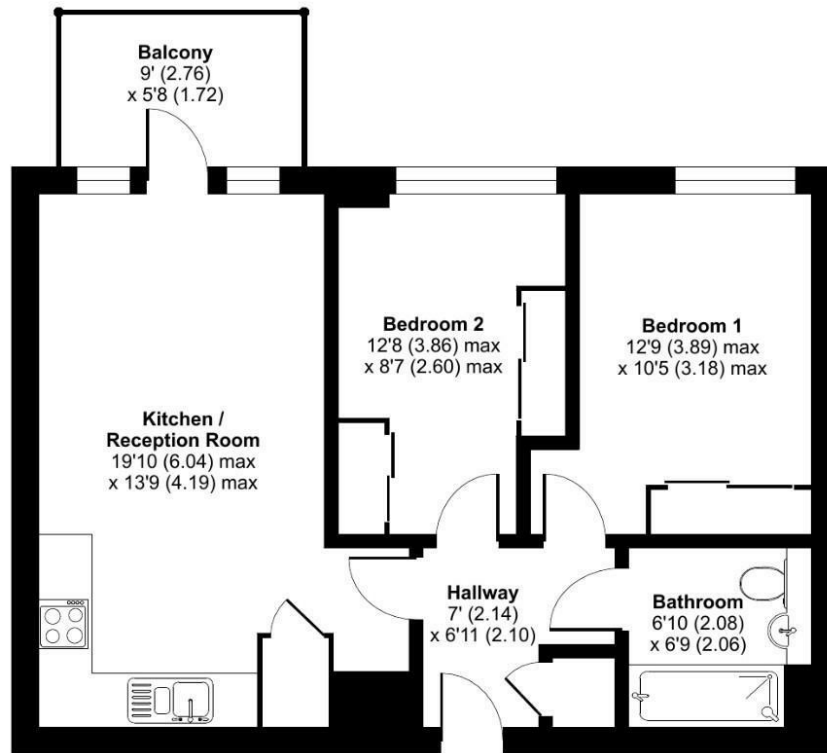






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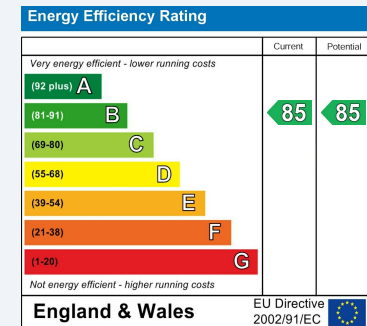
Approximate Area = 571 sq ft / 53 sq m  
For identification only - Not to scale



FOURTH FLOOR

## 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). © nrichecom 2024. Produced for Hunters. REF: 1140042

### 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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