



Dixie Court, Adenmore Road, London, SE6 4FA

- Three Bedrooms
- Over 1,000 sq. ft.
- Dual Aspect
- Overlooking Ladywell Fields, facing north
- Catford stations 600 metres
- Two Bathrooms, one ensuite
- 25ft open plan kitchen / living / dining area
- Balcony, facing south
- Lease 147 years
- EPC B

Offers In Excess Of £500,000



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DESCRIPTION

Three bedroom, dual aspect, 1,000sq ft apartment with two bathrooms, a 147 year lease and allocated parking.

Built in 2017, this wonderful third floor apartment has a south facing balcony off the 25ft open-plan kitchen / living / dining area, with plenty of space for cooking, dining, socialising and relaxing. The main bedroom overlooks the park facing north.

The kitchen has high gloss white base and wall units, integrated fridge, freezer, dishwasher, oven, hob and extractor, along with a colourful patterned tile splashback.

Bedroom 1 (over 18ft) has two full height windows overlooking Ladywell Fields, with space for a large double bed, plus desk, chair, wardrobe and chest of drawers, and an ensuite shower room adjoining.

Bedroom 2 (also over 18ft) has a full height window and is ideal as a bedroom, nursery, guest room, or home office.

Bedroom 3 also has a full height window could be a further bedroom or second home office.

Both bathrooms have a high spec, hotel style finish with a three-piece white suite, shower / bath, and wall hanging mirrored cabinet.

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

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

Trains

Catford Bridge Station 600m

Ladywell Station 900m (walking through the park)

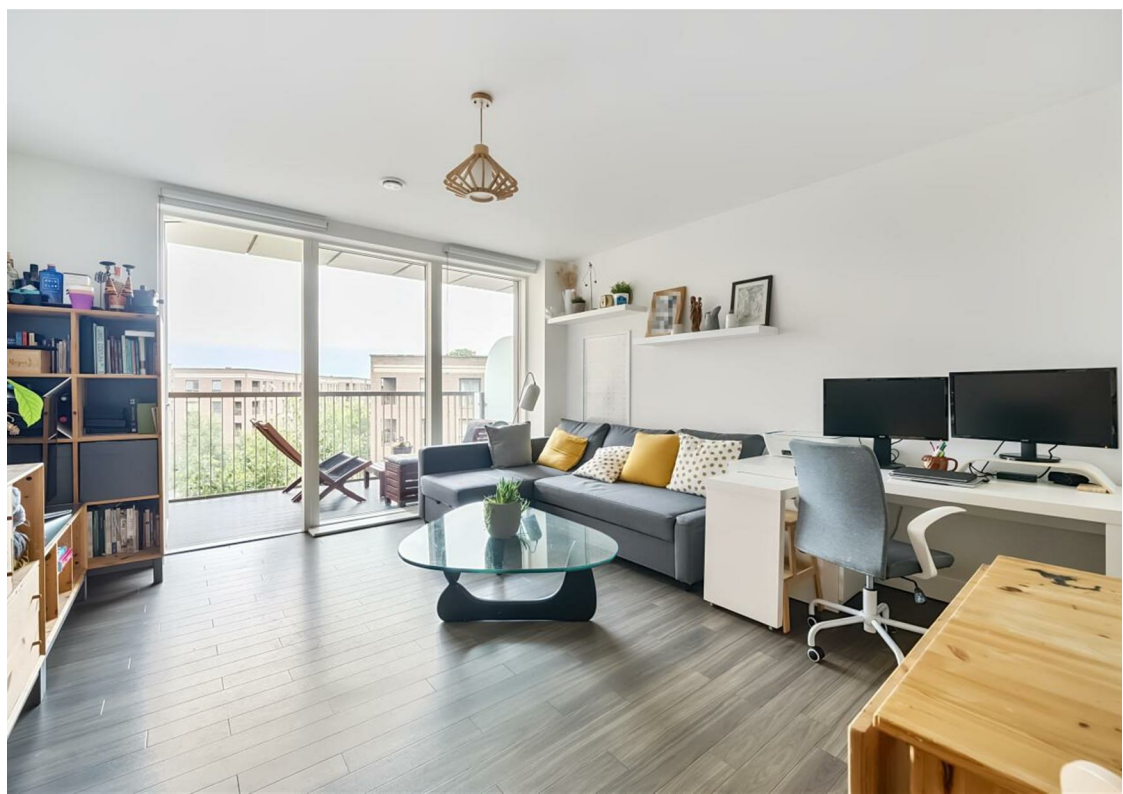
Catford Station 650m

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

Sainsbury's Local – next to Catford station

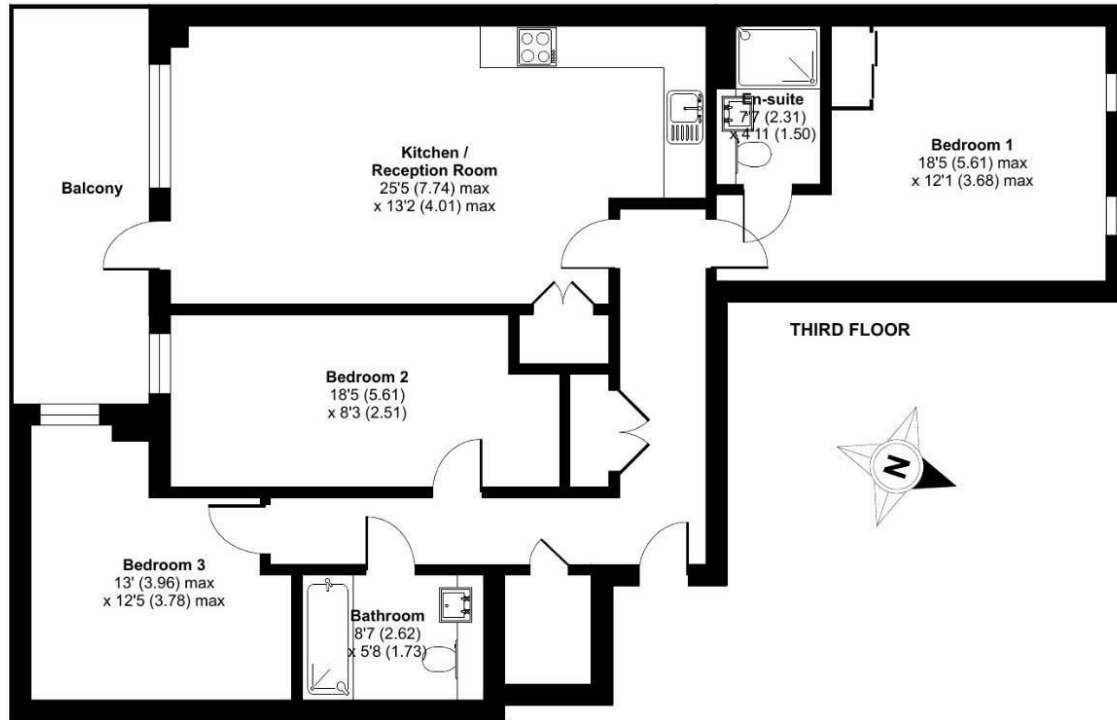
Catford town centre 850m, with many shops, plus the Broadway Theatre, supermarkets, restaurants, pubs and Catford Mews 3 screen cinema complex with café and food market.





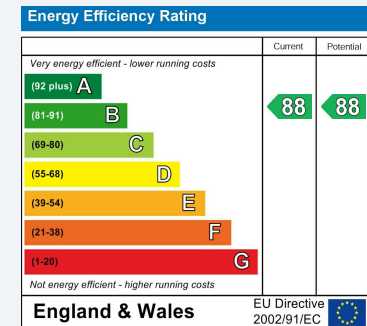
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Approximate Area = 1076 sq ft / 100 sq m
For identification only - Not to scale



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). © nrichecom 2024. Produced for Hunters. REF: 1162704

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.



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

