

Dixie Court, Adenmore Road, London, SE6 4FA

- Guide Price £450,000 to £475,000
- Two bedrooms, one ensuite
- 24ft Kitchen / Reception Room
- Allocated Parking Space
- Ladywell Station (through the park) 950 metres
- Two bedroom apartment
- Catford Green Development
- Great Views over Ladywell Fields
- Catford and Catford Bridge Stations 550 metres
- EPC B

Guide Price £450,000 to £475,000



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DESCRIPTION

Guide Price £450,000 to £475,000. A wonderful 800sq ft apartment with two double bedrooms and two bathrooms, plus a 147 year lease, and great views over Ladywell Fields. Allocated Parking Space.

The heart of this stunning apartment is the 24ft open-plan kitchen / living / dining area, with plenty of space for cooking, dining, socialising and relaxing, opening onto the balcony overlooking the park.

The kitchen has high gloss white base and wall units, with integrated fridge, freezer, dishwasher, oven, hob and extractor.

Bedroom 1 (over 16ft) has a full height window, with space for a large double bed, plus desk, chair, built in wardrobe and chest of drawers, with an en-suite shower room adjoining.

Bedroom 2 (over 12ft) also has a full height window and is ideal as a double bedroom, guest room, or home office, with space for desk chair and sofa bed.

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

Lease 147 years remaining. Allocated Parking Space.

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

Trains

Catford Bridge Station 550m

Ladywell Station 950m (walking through the park)

Catford Station 600m

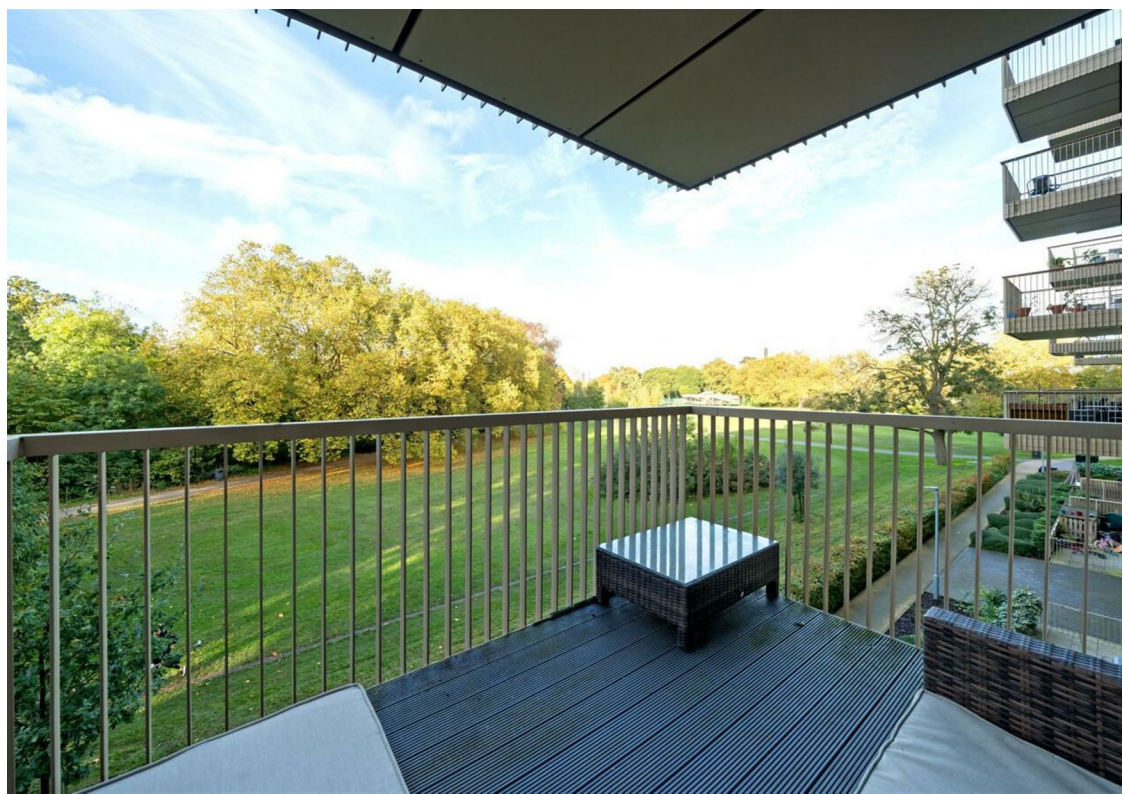
Ladywell 1k - coffee shops, cafés and the Ladywell Tavern

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.

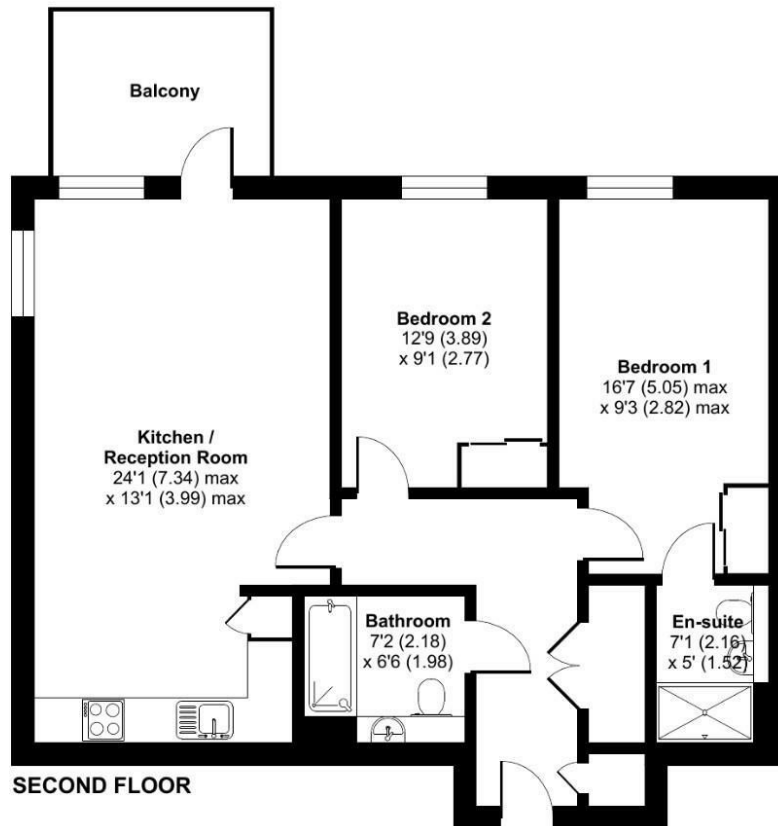
Ladywell Fields 54 acres of green space, wooded areas, river, tennis courts, bowling green, cycle route and nature reserve





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Approximate Area = 810 sq ft / 75.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hunters. REF: 1206102

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>

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	86	86
(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.

