



## Dixie Court, Adenmore Road, London, SE6 4FA

- Guide Price £325,000 to £350,000
- Delightful Décor Throughout
- South Facing Balcony
- Lease 146 Years
- Ladywell Fields 50m
- Stunning One Bedroom Apartment
- Open Plan Kitchen / Living / Dining area
- Allocated Parking
- Catford Stations 600m
- EPC Grade B

**Guide Price £325,000 to £350,000**

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# Dixie Court, Adenmore Road, London, SE6 4FA

Guide Price: £325,000 to £350,000. An immaculately presented one-bedroom apartment with private balcony and allocated parking space, set within the sought-after Catford Green development on the edge of Ladywell Fields.

Hunters have sold many lovely apartments on Catford Green in recent years, but the décor and presentation of this apartment is on another level. Whoever buys this flat will truly have a special place to call home.

The open-plan kitchen / living / dining area is 8 metres in length, with plenty of space for cooking, dining, socialising and relaxing. The lounge area opens on to the south facing balcony - great for enjoying warmer evenings and drinks with friends. The kitchen has high gloss white base and wall units, integrated fridge, freezer, dishwasher, oven, extractor and induction hob, with tasteful grey metro tile splashback.

The delightful double bedroom is over 4m long, and has a full height window looking south. The bathroom has a high spec, hotel style finish with a three-piece white suite, shower over bath, and wall hanging mirrored cabinets.

The apartment offers the new owner the opportunity have a high spec, low maintenance home with stunning décor set amidst the greenery of Ladywell Fields, yet close to two mainline train stations with direct links to London Bridge and Blackfriars.

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

Lease: 146 years  
Ground Rent: £300pa

Trains

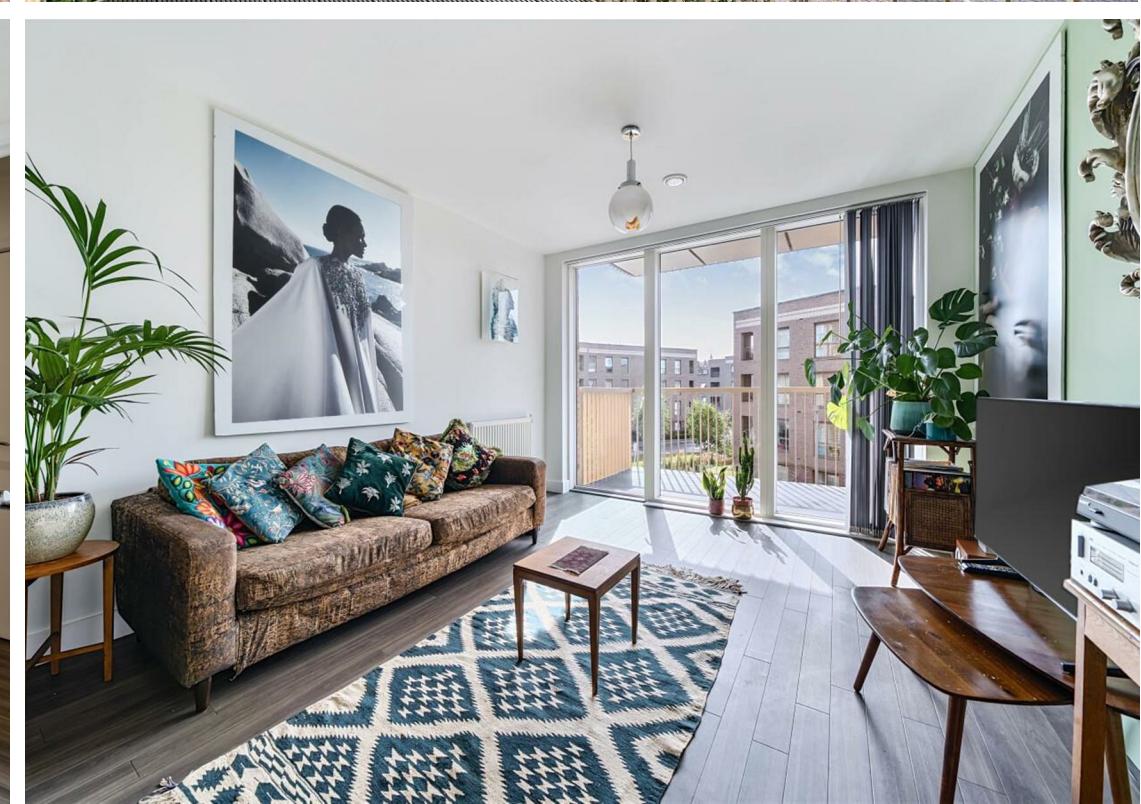
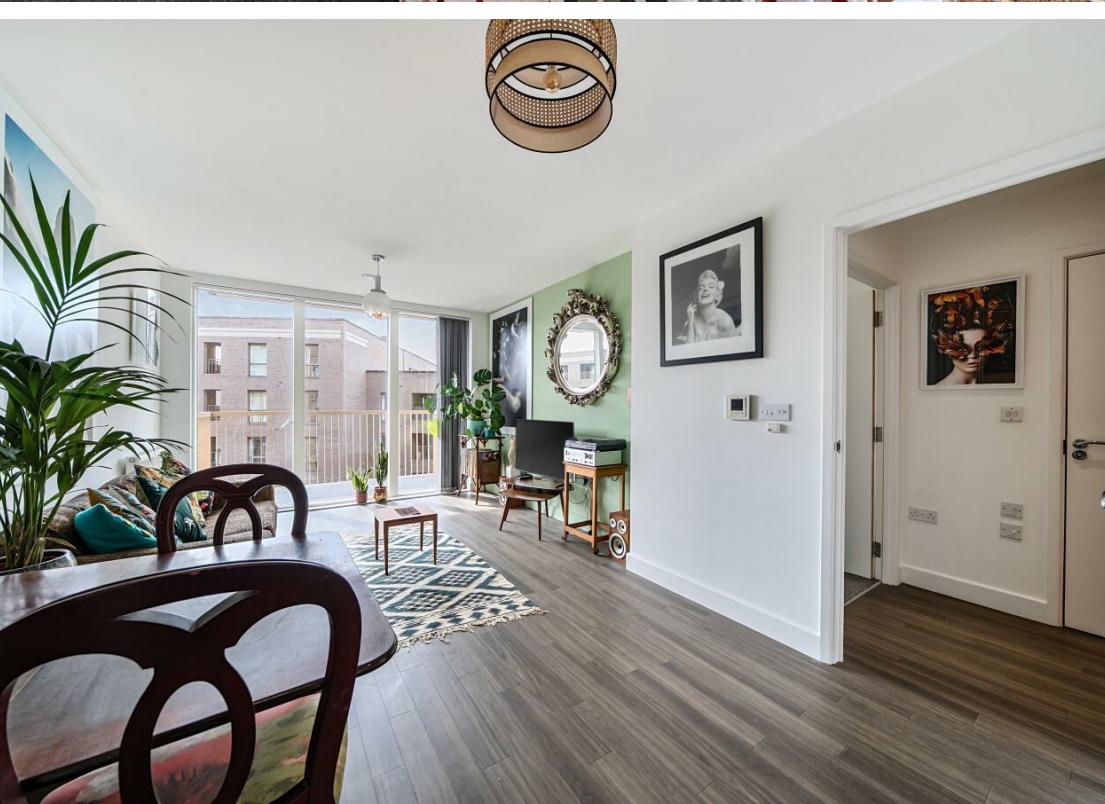
Catford Bridge Station 600m  
Ladywell Station 900m (walking through the park)  
Catford Station 650m

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 and pubs.

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

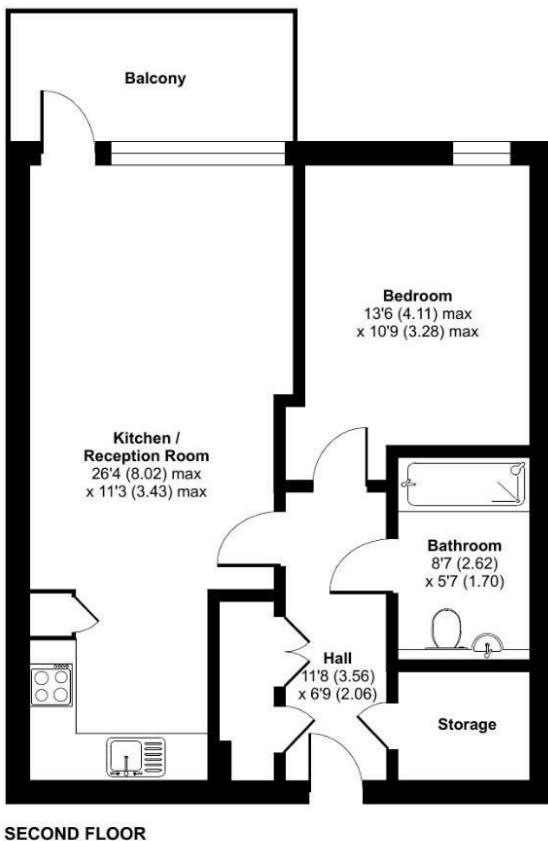




# Adenmore Road, London, SE6



Approximate Area = 567 sq ft / 52.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
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Measurer

## 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.

## 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	85	85
(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.



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