

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

- Guide Price £425,000 to £450,000
- 80m2 apartment
- Built 2017
- Designated car parking space
- Ladywell Fields behind Dixie Court
- Two bedrooms
- Ground floor with 16ft terrace
- Open plan kitchen / reception room
- Catford Stations 600 metres
- EPC B

**Guide Price £425,000 to £450,000**





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

Guide Price £425,000 to £450,000. A wonderful two bedroom, ground floor apartment, with a 16ft terrace off the lounge, south facing with light from three sides, plus designated parking space.

Built in 2017 as part of the Catford Green development, the style, space and light of this apartment give you a lovely home with great outside space.

The open-plan kitchen / living / dining space is over 6 metres deep, with full height windows to the terrace, and plenty of room for cooking, dining, socialising and relaxing - indoors and out. The kitchen has white base and wall units, integrated fridge, freezer, dishwasher, microwave, oven, extractor and hob. The hallway has five full height storage cupboards.

The 14ft main bedroom also has dual aspect full height windows, giving you a bright, yet restful retreat. The 11ft second bedroom is decorated in a calming green, also with full height window. The bathroom has a high spec, hotel style finish with a three-piece white suite, shower over bath, and wall hanging mirrored cabinets.

This stunning two bedroom apartment is over 80m2 in size, and is not one to be missed.

The current owners have loved their eight happy years here, with a warm community of young professionals and families, in a quiet, well-maintained building close to many leafy parks. They are moving to be closer to family.

Lease 147 years remaining  
Ground Rent £350pa

Catford Bridge Station 600m - to London Bridge, Cannon Street and Charing Cross

Ladywell Station 900m (walking through the park)

Catford Station 650m - to Denmark Hill, Blackfriars and Farringdon

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

Sainsbury's Local – next to Catford station

Catford town centre 850m - coffee, shops, Tesco, Lidl, restaurants and pubs, plus the Broadway Theatre

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





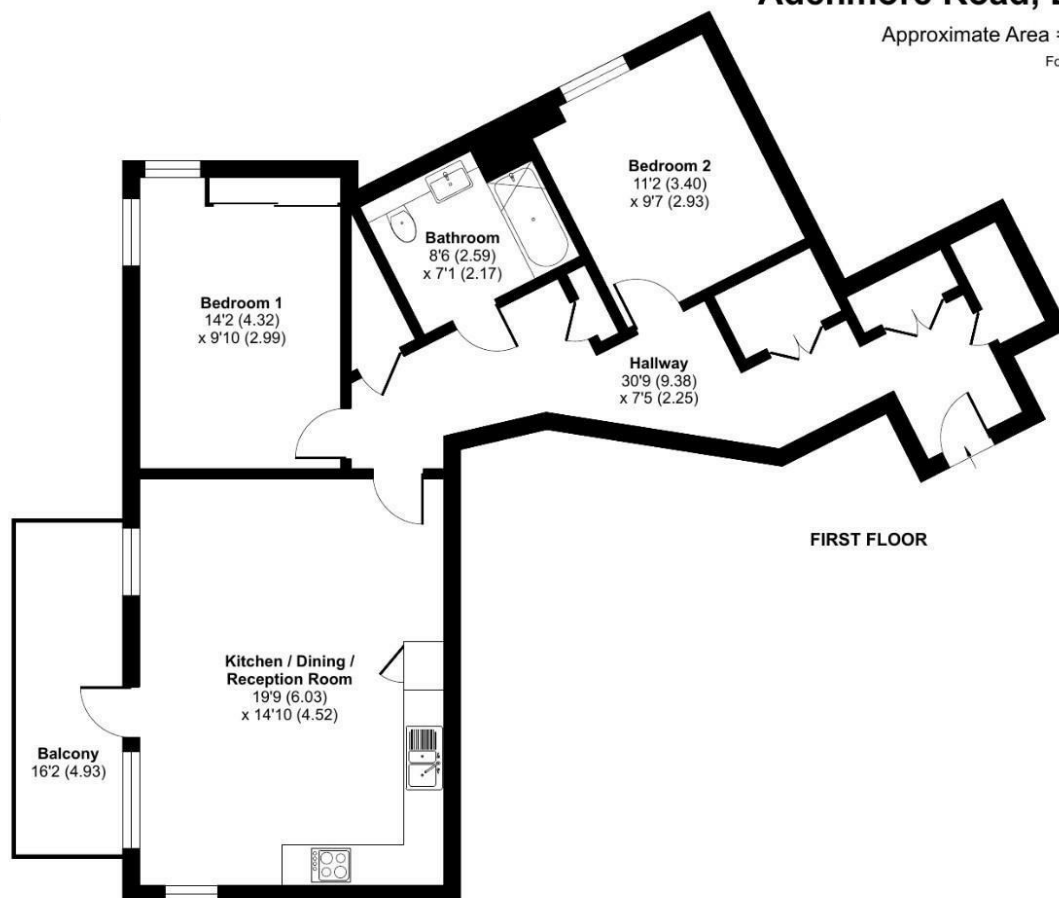




## Adenmore Road, London, SE6

Approximate Area = 864 sq ft / 80.2 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 2025. Produced for Hunters. REF: 1353151

### 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                                   |  | 87                      | 87        |
| (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.

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