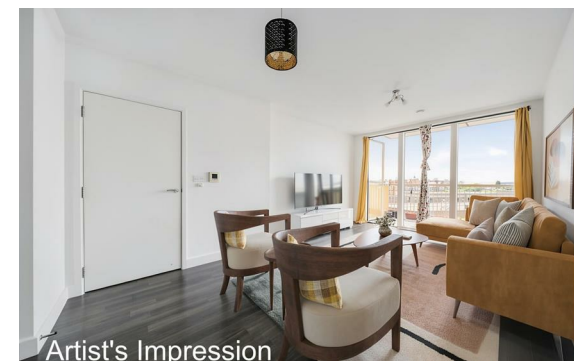




Dixie Court, Adenmore Road, London, SE6 4FA

- Modern One Bedroom Apartment
- Open Plan Kitchen / Living / Dining Area
- Lease: 145 Years Remaining
- Ladywell Fields 50m
- Viewing Highly Recommended
- Catford Green Development
- Fifth Floor / South-Facing Balcony
- Sold Chain Free
- Catford and Catford Bridge Stations 600m
- EPC B

Asking Price £325,000



Dixie Court, Adenmore Road, London, SE6 4FA

A wonderful, chain free, one bedroom apartment on the fifth floor of Dixie Court with a south facing balcony. The apartment has an open plan kitchen / living / dining area leading onto the balcony, and is set on the edge of Ladywell Fields, and 600 metres to two mainline rail stations to central London.

The kitchen has high gloss white base and wall units, integrated fridge/freezer, dishwasher, oven, extractor hood and induction hob. The double bedroom enjoys a full-height south-facing window and built-in mirrored wardrobes.

The bathroom has a high-spec, hotel-style finish with a three-piece white suite, shower over bath and wall-mounted mirrored cabinet. The entrance hall has a 1.8 by 1.2m storage cupboard, plus a further full height cupboard to the other side of the hall for the washing machine, etc.

The apartment offers the new owner the opportunity to enjoy a high spec home set close to the greenery of Ladywell Fields, yet 600 metres from the station, and 900 metres from the amenities and cafes of Catford and Ladywell.

Lease: 145 years remaining
Sold Chain Free

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

Trains

Catford Bridge Station 600m - trains to London Bridge

Catford Station 650m - trains to Blackfriars

Ladywell Station 900m (through the park) - trains to London Bridge

Amenities

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

Sainsbury's Local – next to Catford Station

Catford Town Centre 850m, with many shops, supermarkets, restaurants, pubs and the Broadway Theatre

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

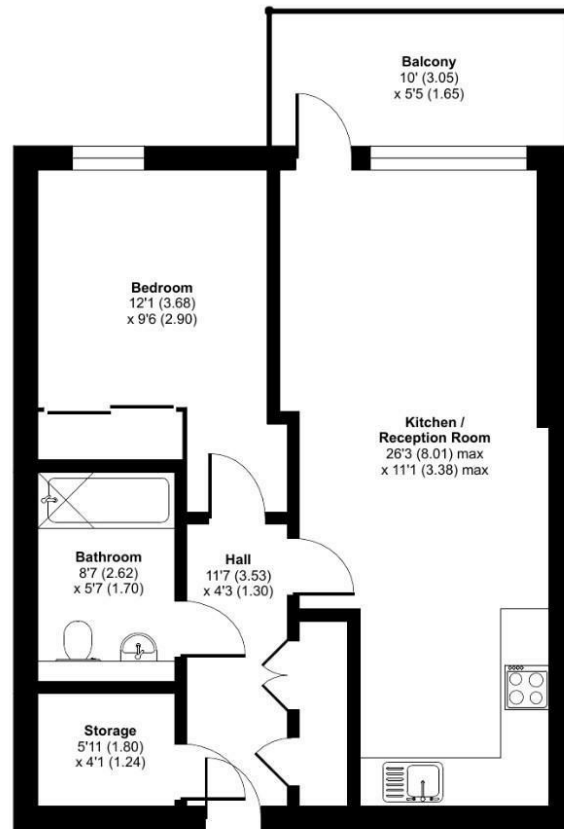




Adenmore Road, London, SE6

Approximate Area = 557 sq ft / 51.7 sq m

For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Hunters. REF: 1486654

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.

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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