Abbey Court, Adenmore Road, London, SE6 4EE

- Guide Price £375,000-£400,000
- Stylish Apartment
- Balcony
- Sold Chain Free
- Ladywell Fields 150 metres
- Two bedrooms
- Second Floor
- Lease 115 Years
- Catford Stations 500 metres
- EPC Grade C

HUNTERS®
HERE TO GET *you* THERE

Guide Price £375,000 to £400,000

Abbey Court, Adenmore Road, London, SE6 4EE

Chain Free. Guide Price £375,000-£400,000. This stylish two-bedroom apartment is on the second floor of Abbey Court, within the desirable Catford Green development, and just 500 metres from local shops, train stations, and the scenic Ladywell Fields.

Designed for contemporary living, this home has a bright open plan kitchen / living / dining where spacious cabinets and integrated appliances create a clean, modern feel. From here, doors open out to a private balcony, the ideal spot for morning coffee or evening wind-downs.

The main bedroom measures an impressive 17'4 with full height windows that flood the room with natural light, creating a spacious and tranquil retreat. The second bedroom at 12'10 also has full height windows with leafy views, making it equally bright and versatile, ideal as a guest bedroom, children’s bedroom or home office.

The bathroom is finished to a high standard with a three piece suite, including bath with overhead shower, a wall-mounted sink with mirrored storage above, and a concealed cistern WC.

The apartment would suit first-time buyers / professionals, having a balance of modern convenience and a welcoming atmosphere. Don't miss the chance to make this beautiful property yours.

Lease 115 years remaining.

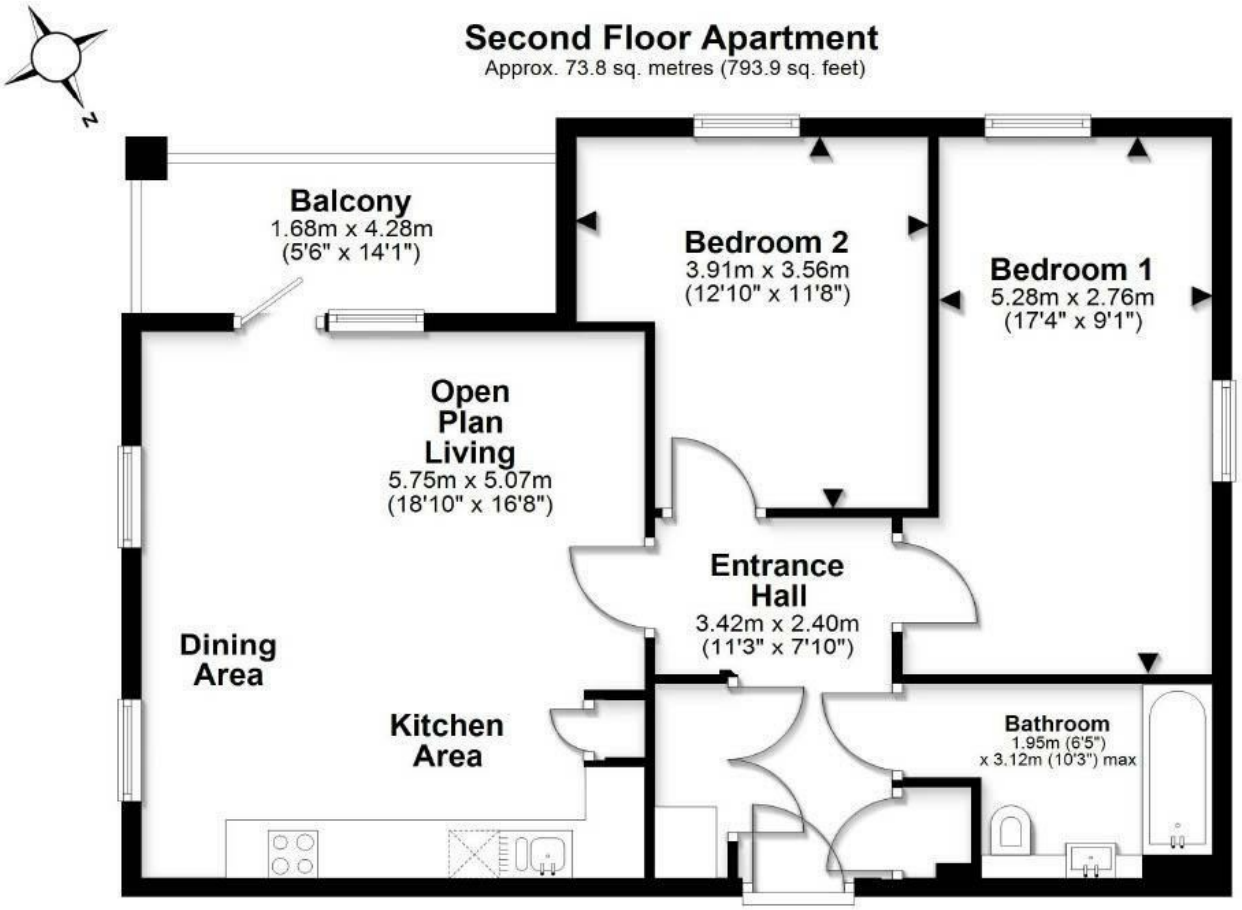
Sold chain free.

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

Catford Bridge Station 500m - trains to London Bridge, Cannon Street & Charing Cross
Catford Station 550m - trains to Denmark Hill (for Kings), Blackfriars and City Thameslink

Ladywell 0.6 miles - coffee shops, cafés and the Ladywell Tavern
Catford town centre 0.5 miles - shops, Broadway Theatre, supermarkets, restaurants and pubs
Ladywell Fields - 54acres of green space

the carpet
cleaning company
01375 350 150



Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given. Copyright: Oliver Rennalls Date Prepared – June 2025

Viewings

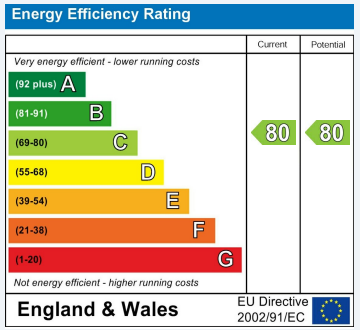
Please contact catford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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

HUNTERS®
HERE TO GET *you* THERE