



Appleby Court, Adenmore Road, London, SE6 4EJ

- Guide Price £425,000-£450,000
- Two bathrooms; one ensuite
- Dual aspect open plan living
- Lease 145 years
- Catford and Catford Bridge Stations 600m
- Two bedroom apartment
- Balcony overlooking Ladywell Fields
- Fourth Floor
- Sold Chain Free
- EPC B

Guide Price £425,000 to £475,000



Appleby Court, Adenmore Road, London, SE6 4EJ

Guide Price £425,000-£450,000. Chain Free. A well-presented two-bed, two-bath apartment with stunning views across Ladywell Fields, combining stylish interiors, generous proportions and a private balcony, making this home one of the development's most desirable layouts and locations.

The apartment has an 18ft open-plan kitchen, dining and reception room, creating an ideal space for both everyday living and entertaining. Flooded with natural light and opening directly onto the 3m balcony, the living area enjoys uninterrupted park views, with the windows having bespoke window shutters. The kitchen is fitted with a range of high-gloss wall and base units, integrated appliances and worktop space.

There are two 14ft double bedrooms, both with floor to ceiling windows and fitted wardrobes, and one with an en-suite shower room. The main bathroom has a three-piece suite with a bath and shower over.

Finished to a high standard throughout, the apartment has modern Amtico flooring, double glazing, storage cupboards, lift access and secure entry via intercom. There is an internal residents' bike store on the ground floor.

Appleby Court, built in 2017, forms part of the Catford Green development, favoured by professionals for its excellent transport links and attractive parkland setting beside Ladywell Fields.

Lease 145 years remaining. Sold chain free.

Please call the Sales Team at Hunters Catford to arrange your viewing and be one of the first to view this gorgeous apartment.

Trains

Catford Station 650m with trains to Denmark Hill (for Kings), Blackfriars & City Thameslink

Catford Bridge Station 600m with trains to London Bridge, Cannon Street & Charing Cross

Ladywell Station 900m (walking through the park) with trains as above

Amenities

Sainsburys Local 600m

Ladywell high street 800m - coffee shops, cafés and the Ladywell Tavern

Catford town centre 850m - shops, supermarkets, eateries etc

Lewisham Hospital 850m

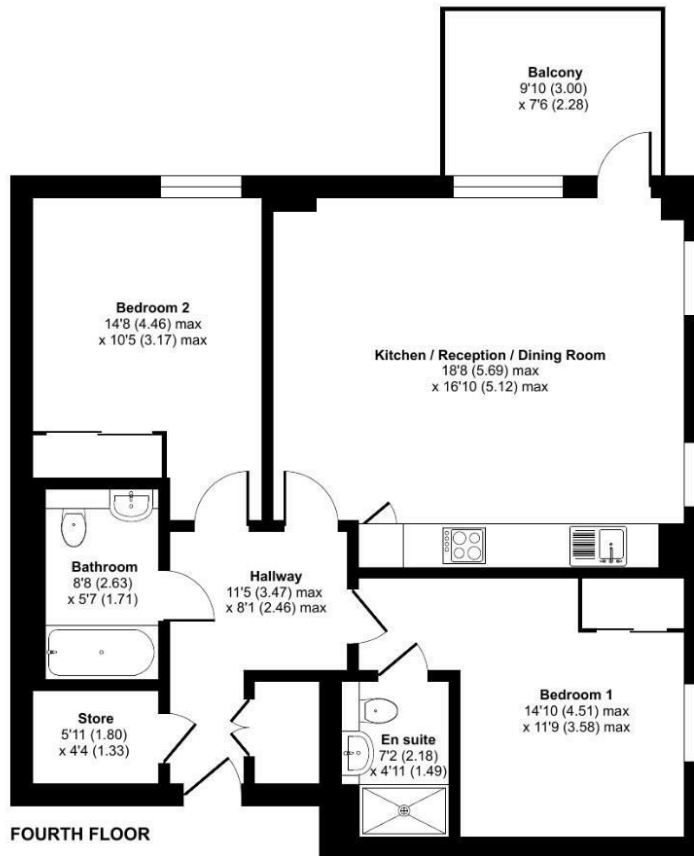




Adenmore Road, London, SE6

Approximate Area = 823 sq ft / 76.4 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 2026. Produced for Hunters. REF: 1482522

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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