



£390,000
2 bedroom flat

Adenmore Road
Catford

Read all about it...

This chain-free, first-floor, two-bedroom apartment is situated in a highly desirable modern development of Catford Green. Internally the property has been finished to a very high spec with a contemporary, fully fitted kitchen, two generous double bedrooms, a modern bathroom and sizeable living area that leads to a private west-facing balcony, perfect for hosting afternoon BBQs on summer evenings. The kitchen also benefits from an integrated oven, microwave, dishwasher and fridge freezer.

This popular development includes a fantastic pedestrian area, supermarket and landscaping throughout the whole site and is ideally located close by to Catford and Catford Bridge Stations which both offer great travel links into central London- just 11 minutes to London Bridge and 15 minutes to Waterloo and Charing Cross, making it an ideal purchase for young professionals and commuters. The property is within walking distance of the popular town centre of Catford, with a vast selection of exciting places to eat, drink and visit. Also in close proximity; the development leads on to the wonderful Ladywell fields, an attractive beauty spot frequented by many locals.

Tenure: Leasehold | **Council Tax:** Lewisham Band C

FIRST FLOOR

Hallway

Pendant ceiling light, two storage cupboards- with washing machine/dryer included, Amtico flooring.

Kitchen/Living Room

6.26m x 3.29m (20' 6" x 10' 10")

Pendant ceiling lights & downlights, patio door to the balcony, double-glazed windows, laminate worktops, stainless still sink with drainer and single mixer tap, integrated electric oven & hob with overhead fan extractor, integrated fridge/freezer, dishwasher & microwave, radiator, Amtico flooring.

Bedroom

3.87m x 3.07m (12' 8" x 10' 1")

Pendant ceiling light, double-glazed windows, radiator, fitted carpet.

Bathroom

2.28m x 1.92m (7' 6" x 6' 4")

Downlights, wash basin with vanity unit, panel enclosed bath and shower, heated towel rail, W/C, tile flooring

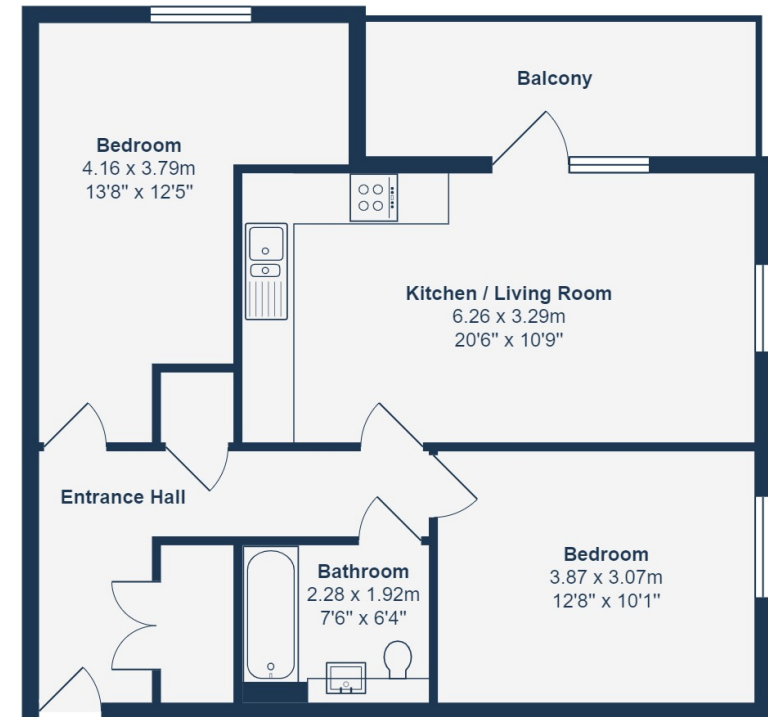
Bedroom

4.16m x 3.72m (13' 8" x 12' 2")

Pendant ceiling lights, double-glazed windows, radiator, fitted wardrobes, fitted carpet.

OUTSIDE

Balcony



First Floor

Total Area: 63.5 m² ... 684 ft² (excluding balcony)

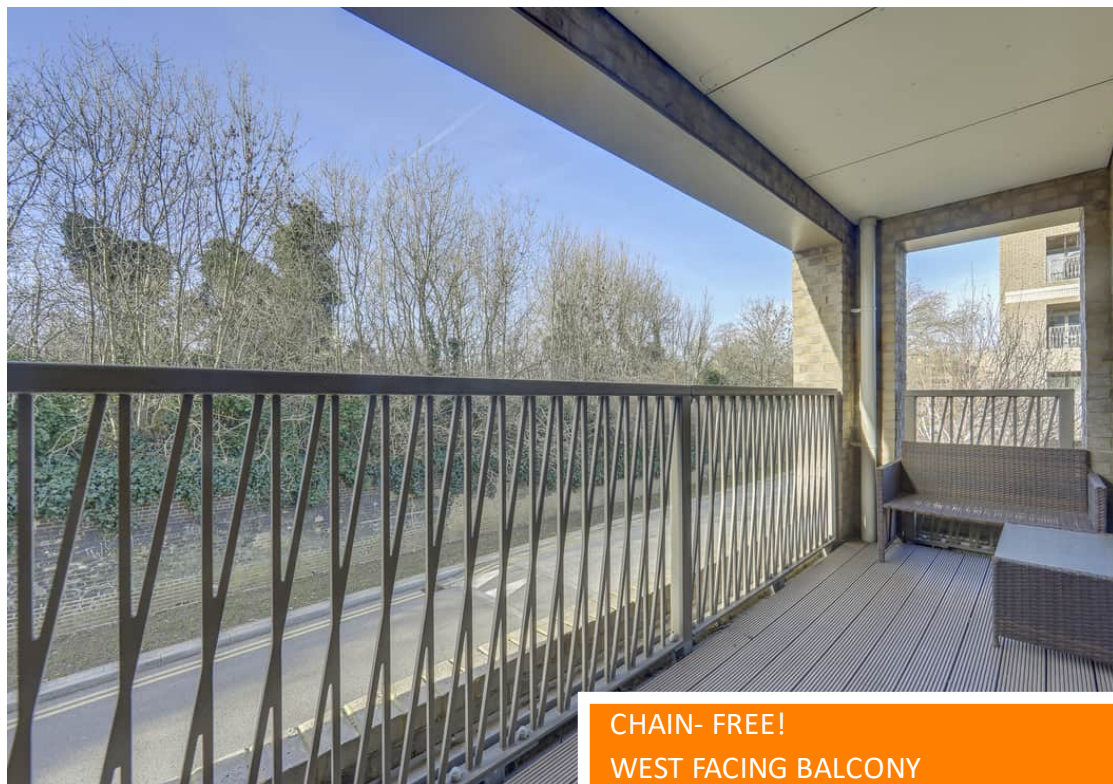
Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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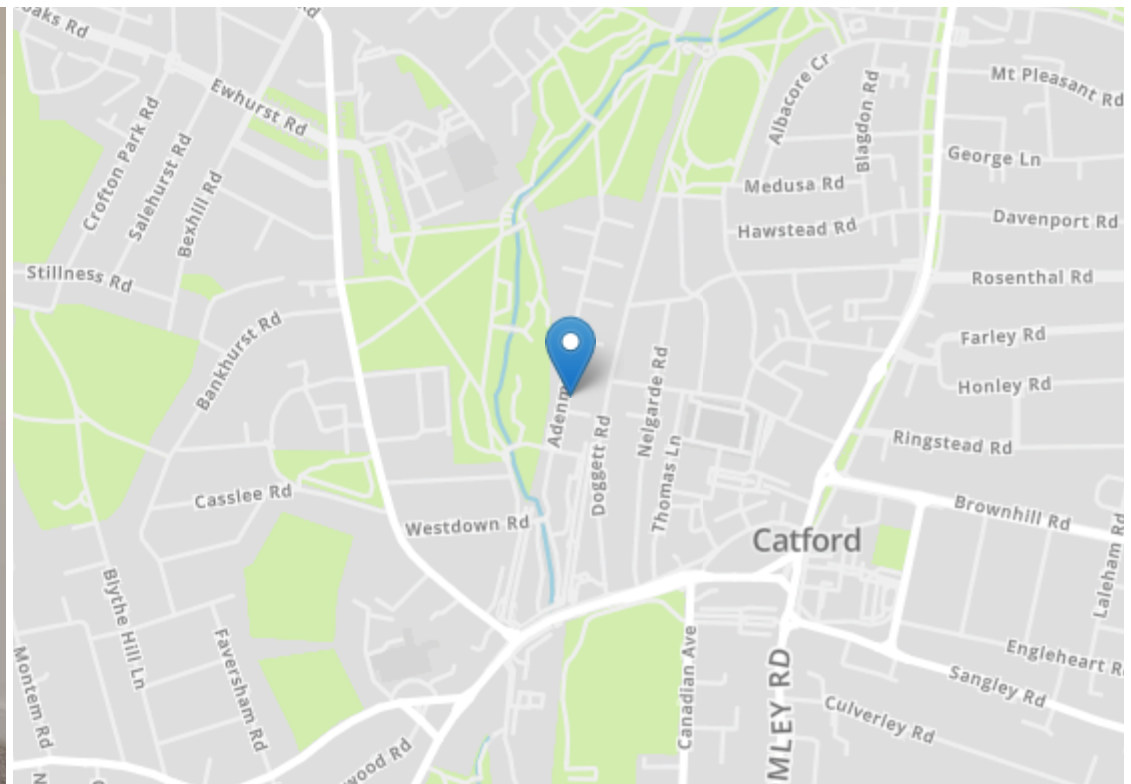


CHAIN- FREE!
WEST FACING BALCONY
0.2MI TO TWIN CATFORD STATIONS



MODERN DEVELOPMENT
TOTAL AREA: 684SQFT.
LADYWELL FIELDS IN CLOSE
PROXIMITY





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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