

# Stanfords

— sales & lettings —



**Guide Price £400,000 Leasehold**

2 bedroom flat

Adenmore Road

Catford

# Read all about it...

**\*\*GUIDE PRICE: £400,000 - £425,000\*\*** This stunning, third-floor, two-bedroom apartment is situated in a highly desirable modern development on Adenmore Road in Catford.

Internally the property has been finished to a high spec and lovingly decorated throughout by the current owners. The flat includes a contemporary, fully fitted kitchen with integrated appliances, modern bathroom and generous living area which leads to a West facing balcony. The large 18'+ master bedroom comes with a fitted wardrobe with floor to ceiling mirrored sliding doors and likewise the second bedroom, which is also a good sized double, comes with fitted wardrobes and shelving allowing for ample storage.

The popular development has been landscaped throughout and includes a small supermarket and café. Ideally located close to the Twin Catford Stations, it offers great travel links into central London and surrounding areas, making it ideal for young professionals and commuters. The ever popular Ladywell Fields is also on your doorstep and within walking distance, is Catford town centre, with a vast selection of exciting places to eat, drink and visit.

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

## THIRD FLOOR

### Entrance Hall

Spotlights, radiator, side facing triple glazed window, Amtico flooring

### Bedroom

18' 6" x 12' 3" (5.64m x 3.73m)

Pendant light, side facing triple glazed windows, radiator, fitted carpet

### Kitchen/Living Room

18' 6" x 13' 11" (5.64m x 4.24m)

Pendant lights, spotlights, side facing triple glazed windows, radiator, matching wall and base units, stainless steel sink with drainer and single mixer tap, integrated oven and electric hob, integrated microwave, dishwasher and fridge/freezer, Amtico flooring, door to balcony

### Bedroom

10' 1" x 10' 0" (3.07m x 3.05m)

Pendant light, side facing triple glazed window, radiator, fitted carpet

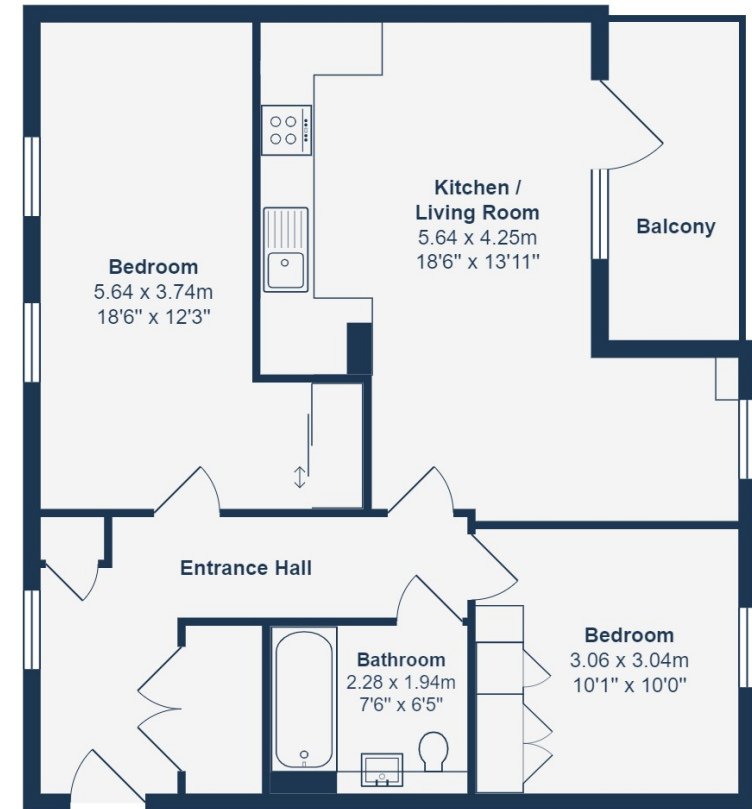
### Bathroom

7' 6" x 6' 5" (2.29m x 1.96m)

Spotlights, washbasin with vanity unit, panel enclosed bath/shower, W/C, tile flooring

### OUTSIDE

### Balcony



Third Floor

Total Area: 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup> (excluding balcony)

Drawn for Stanfords Sales & Lettings

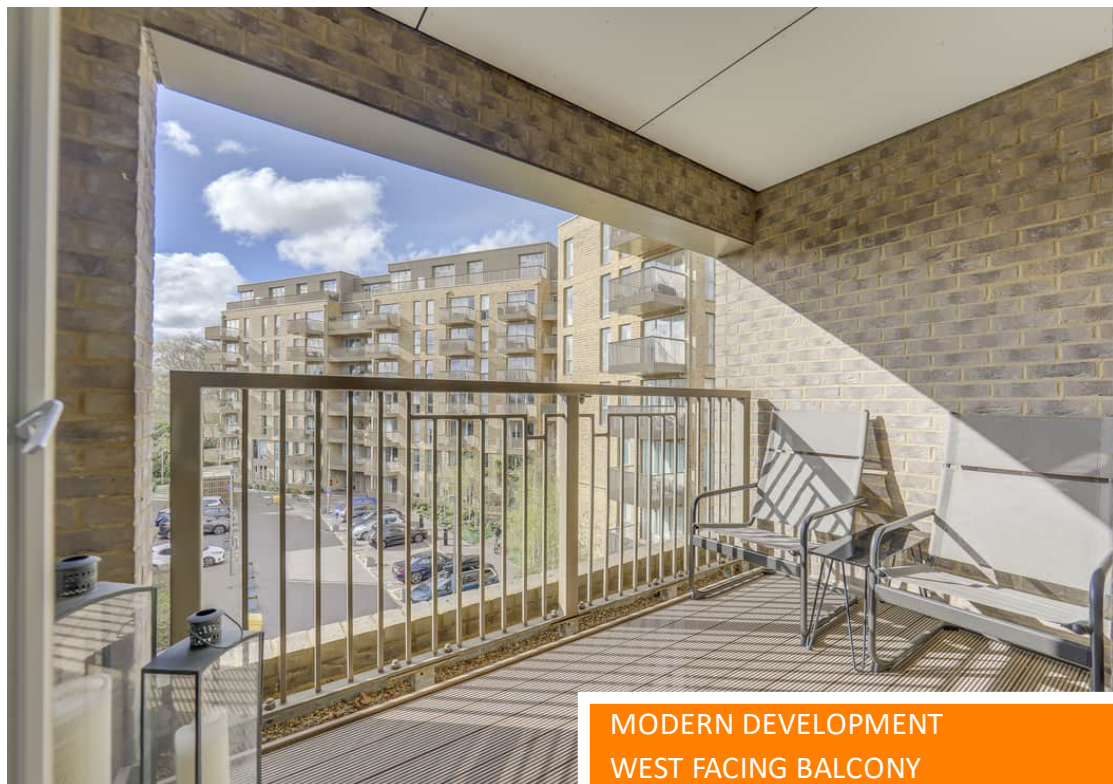
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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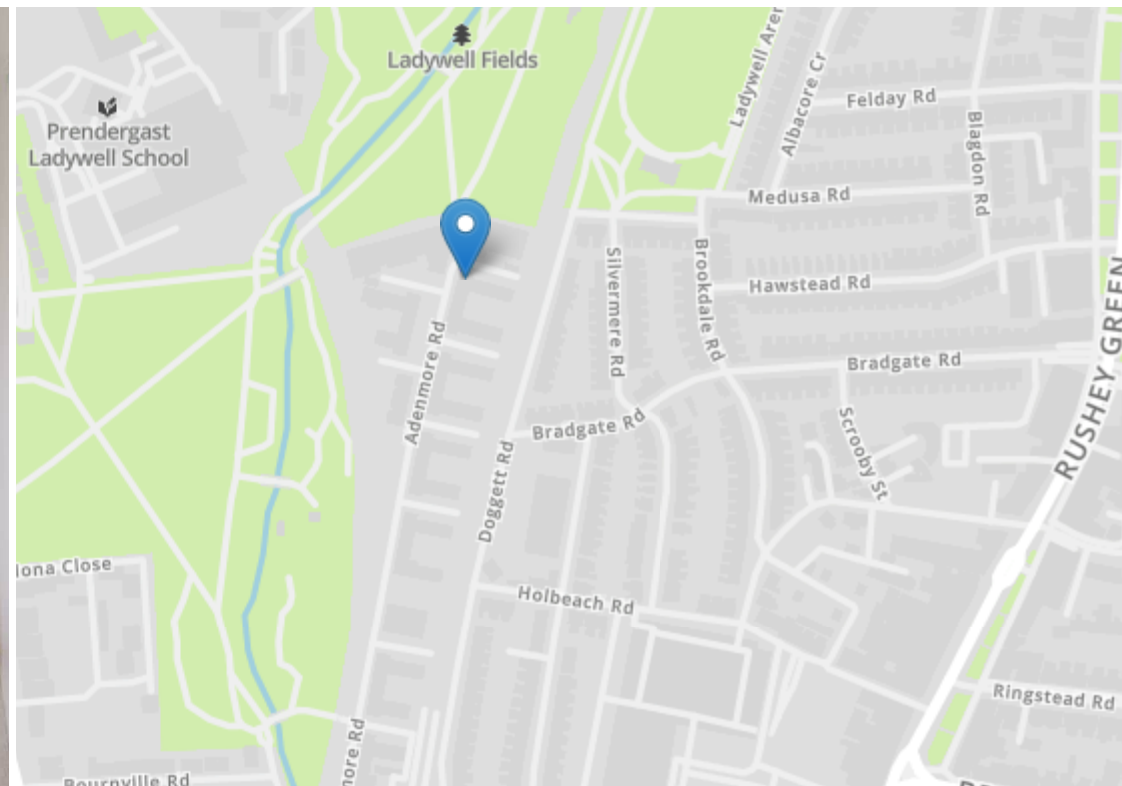
MODERN DEVELOPMENT  
WEST FACING BALCONY  
LADYWELL FIELDS ON YOUR  
DOORSTEP



TOP FLOOR FLAT  
TOTAL AREA - 706SQFT.  
0.4MI TO TWIN CATFORD STATIONS







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



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