



£325,000 Leasehold
1 bedroom flat

Adenmore Road
Catford

Read all about it...

Offered with no onward chain, this light and modern one-bedroom flat is perfect for buyers seeking a stylish, move-in-ready home in a well-connected location.

Set on the second floor of Westmead Court, part of the popular Adenmore Road development, the property features a welcoming entrance hall leading to a spacious open-plan living area with a sleek fitted kitchen, integrated appliances, and ample space for dining. The property also features a private south-facing balcony, generous double bedroom with built-in wardrobes, a modern bathroom, and useful storage including a utility cupboard.

Perfectly located for commuters, Catford and Catford Bridge stations are just moments away, offering fast connections to Central London. The open green spaces of Ladywell Fields are close by, while Catford Town Centre and Ladywell Village provide a vibrant mix of cafés, shops, and restaurants.

Tenure: Leasehold | **Council Tax:** Lewisham band B

SECOND FLOOR

Entrance Hall

Double-glazed window, inset ceiling spotlights, storage and utility cupboards, wood flooring.

Open Plan Kitchen & Living Room

6.26m x 4.32m (20' 6" x 14' 2")
Double-glazed window and door to balcony, pendant ceiling light, inset ceiling spotlights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, microwave, oven, electric hob and extractor hood, radiator, wood flooring.

Bedroom

4.71m x 2.97m (15' 5" x 9' 9")
Double-glazed window, pendant ceiling light, wardrobe, radiator, fitted carpet.

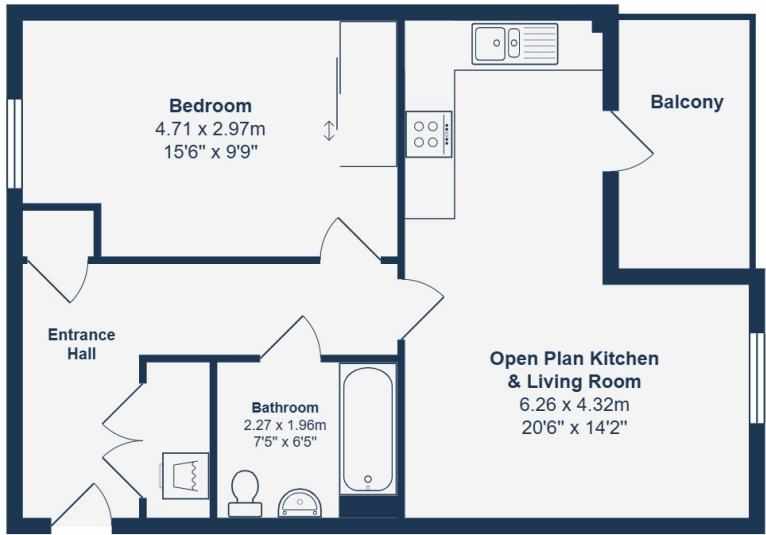
Bathroom

2.27m x 1.96m (7' 5" x 6' 5")
Inset ceiling spotlights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

OUTSIDE

Balcony

Private south facing balcony.



Second Floor

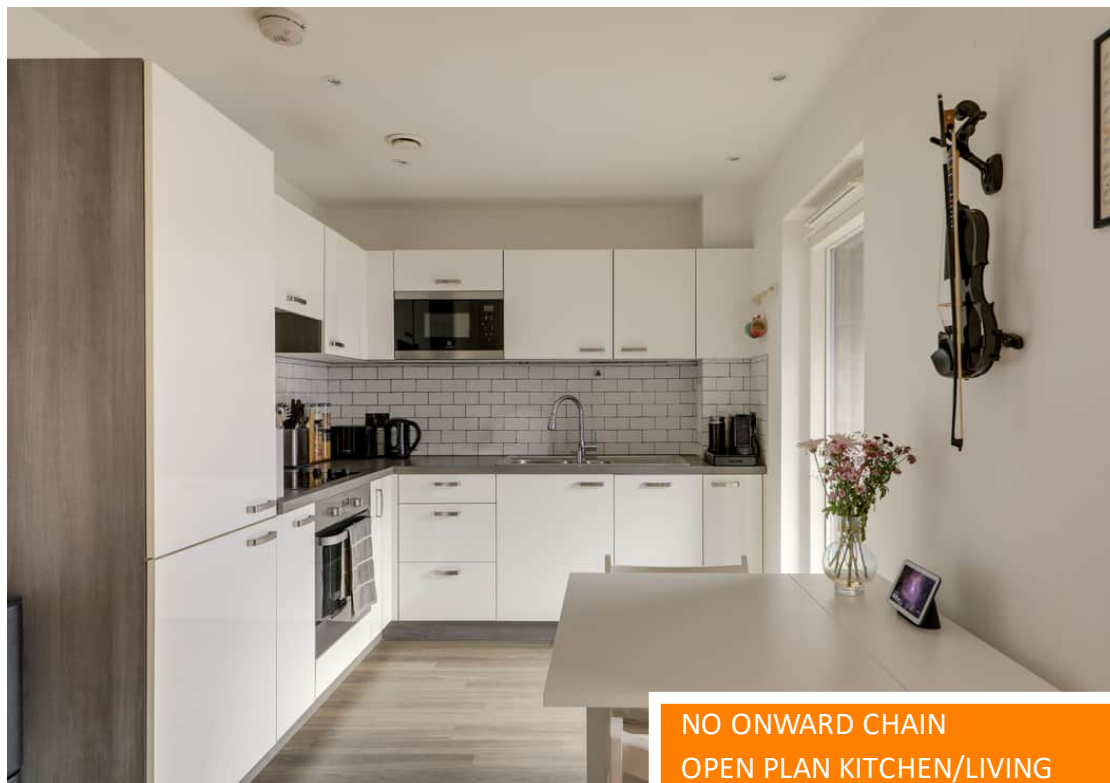
Total Area: 51.0 m² ... 549 ft² (excluding balcony)

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.

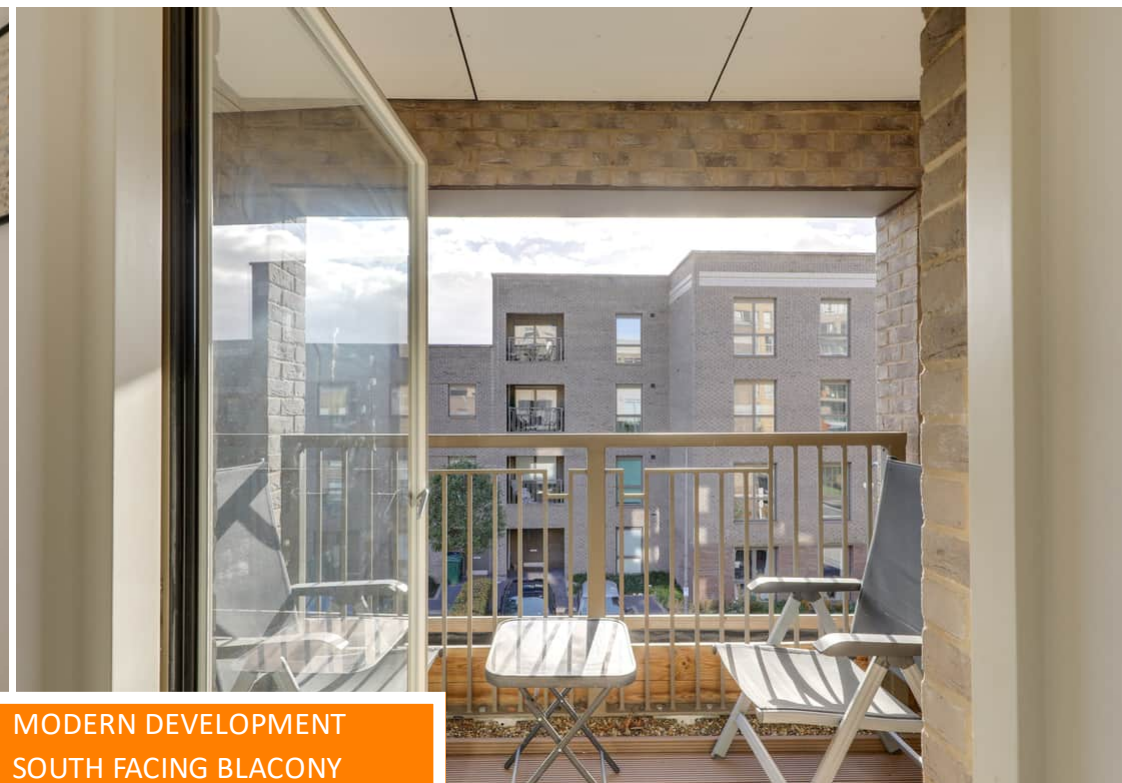
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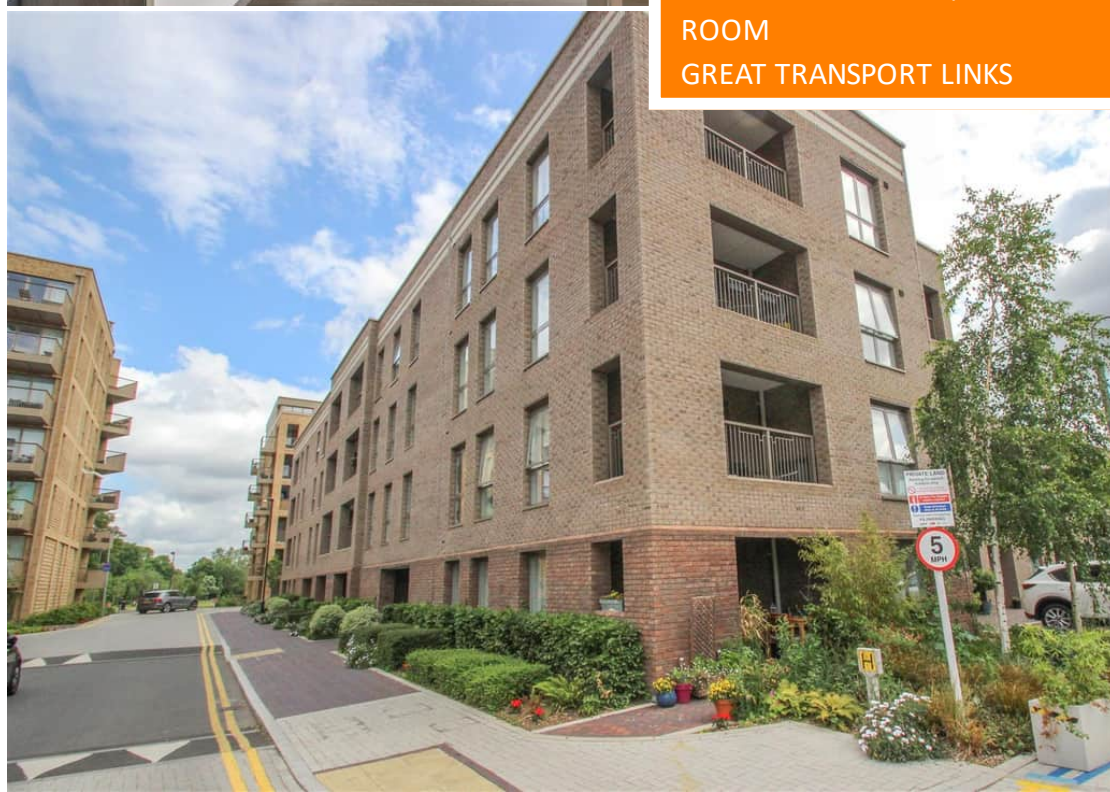
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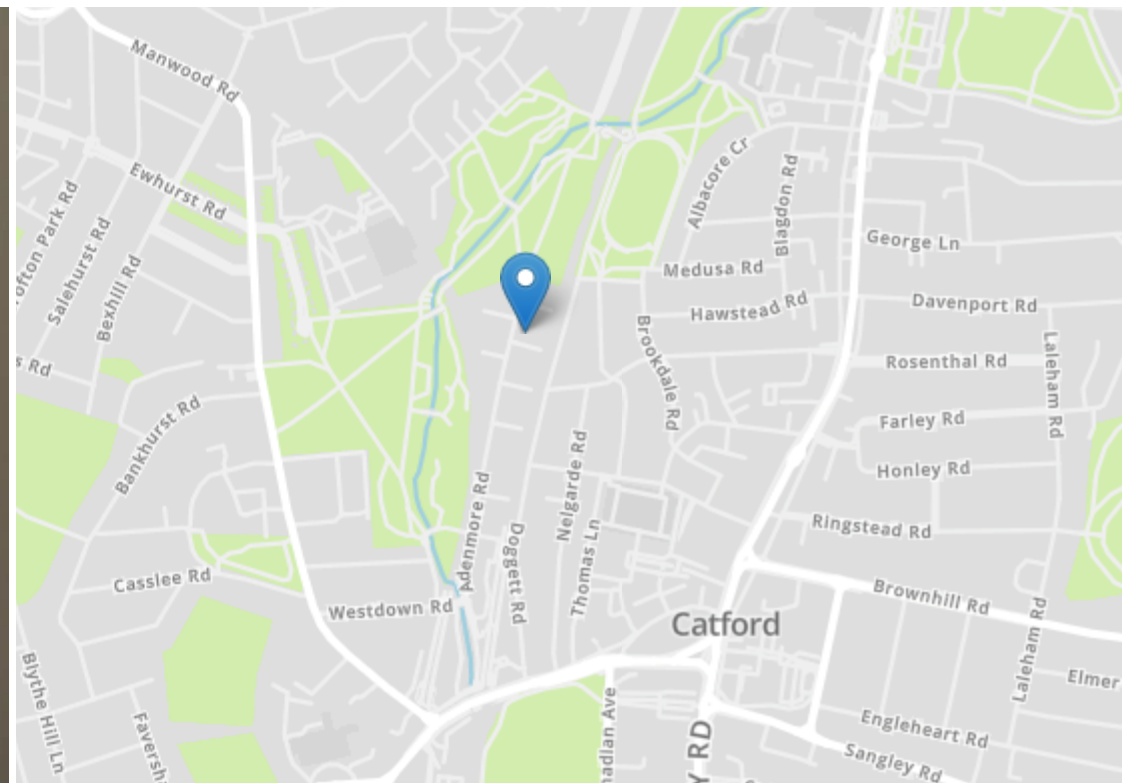


NO ONWARD CHAIN
OPEN PLAN KITCHEN/LIVING
ROOM
GREAT TRANSPORT LINKS



MODERN DEVELOPMENT
SOUTH FACING BLACONY
CLOSE TO LADYWELL FIELDS





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales		
EU Directive 2002/91/EC		



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