

Stanfords
— sales & lettings —



£1,500 pcm Leasehold
1 bedroom flat

Adenmore Road
Catford

Read all about it...

This one-bedroom apartment is situated on the first floor of the modern Catford Green development, ideal for first time buyers. The stunning, well-proportioned and sleek living area offers fabulous space for entertaining and has direct access to a private balcony. Internally the property has been finished to a very high spec with a fantastic fully fitted kitchen and luxury bathroom. The development has been finished with a pedestrian area and landscaping down the river running through the whole site and is ideally placed for busy commuters with Catford and Catford Bridge stations both within a 5-minute walk which offers direct access to London Bridge, Charing Cross, Cannon Street and Blackfriars. As well as connecting lines to London Victoria and to the Northern & Bakerloo Lines at Elephant & Castle.

The property is also in close proximity to the up and coming center of Catford, with eclectic places to eat and drink including Ninth Life and Bottle Bar, there is also the once-a-month street food market on Catford Broadway. Also just a short walk away; the development leads on to the wonderful Ladywell Fields, a mixed-use urban park with the Ravensbourne River running through the centre and Ladywell Village at the other end.

Council Tax: Lewisham Band B

FIRST FLOOR

Entrance Hallway

Storage cupboard

Lounge/ Kitchen

19' 7" x 17' 0" (5.97m x 5.18m)

Spotlights, triple glazed window to side, stainless steel sink with drainer and single tap, integrated electric hob & oven, extractor hood, door leading on to private balcony, radiators, tile flooring to kitchen, fitted carpet to lounge.

Bedroom

13' 1" x 9' 2" (3.99m x 2.79m)

Pendant light, triple glazed window to side, radiator, fitted carpet.

Bathroom

7' 5" x 6' 3" (2.26m x 1.91m)

Three-piece white suite comprising; panel enclosed bath with thermostatic shower over and glass screen. Full width mirrored cabinets, integrated wash hand basin and low level cupboards, low level WC, tiled walls and floor, heated towel rail and extractor fan.

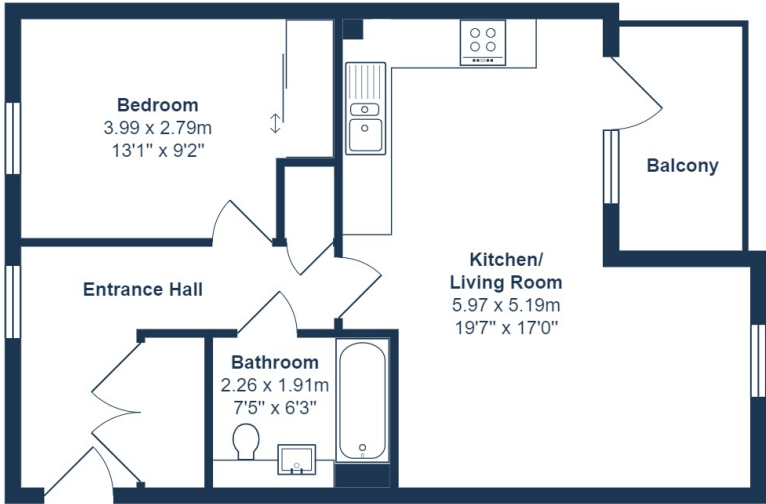
Balcony

Private covered decked balcony with railings.

OUTSIDE

Landscaped grounds and gardens, with seating areas and direct access through to the park.

Secure bike storage



First Floor

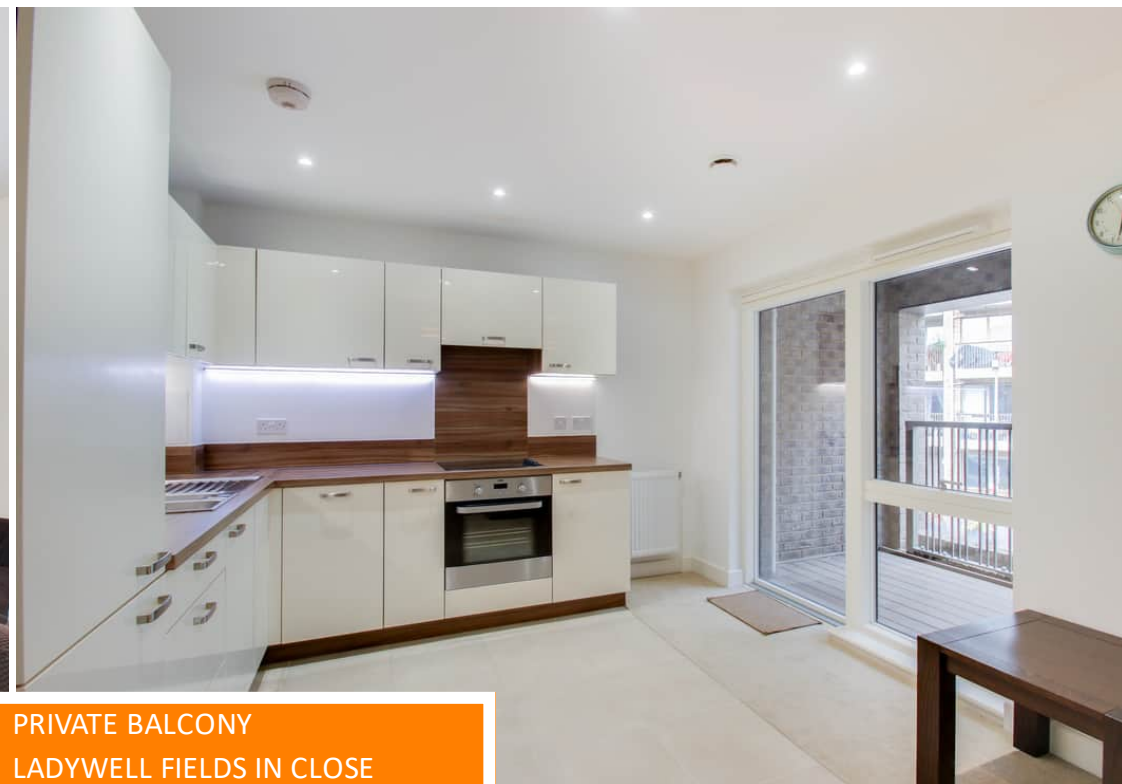
Total Area: 49.5 m² ... 533 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Like what you see?

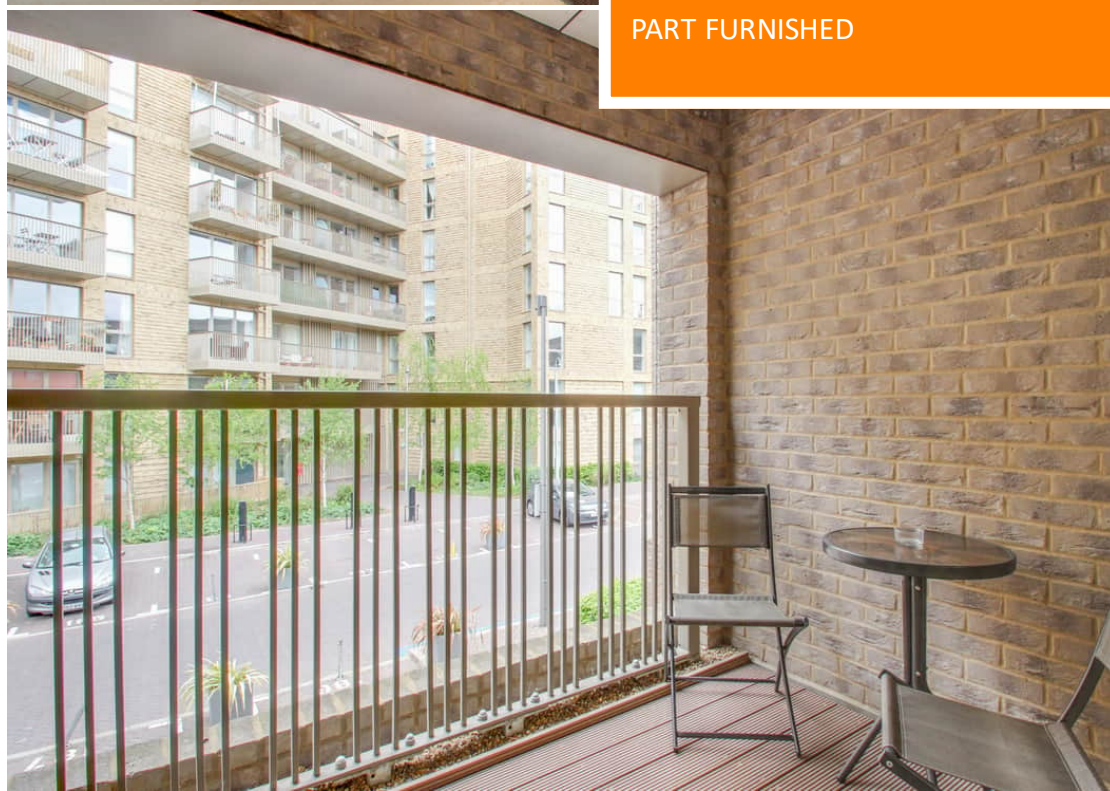
Call 020 8690 3656 or email us at catford@stanfordestates.london
to arrange a viewing or request further information

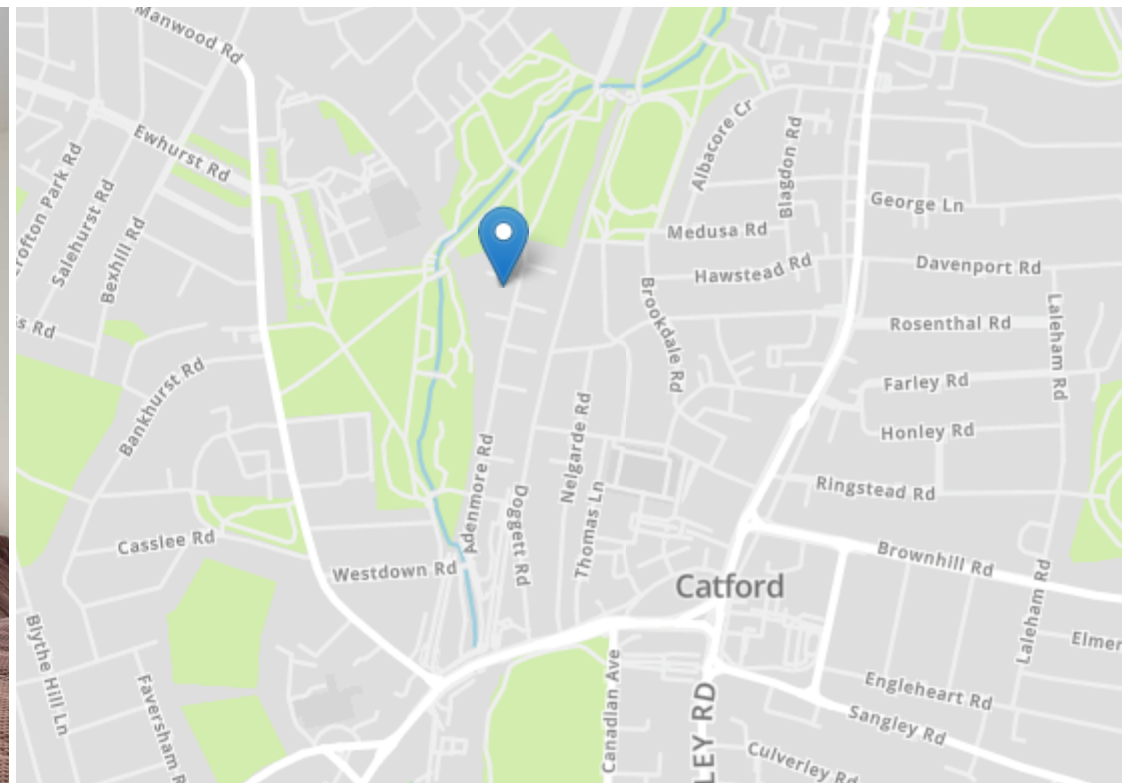
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1 BEDROOM
0.4 MILES TO CATFORD STATION
PART FURNISHED

PRIVATE BALCONY
LADYWELL FIELDS IN CLOSE
PROXIMITY
AVAILABLE: 19TH AUGUST





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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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