

Stanfords

— sales & lettings —



Guide Price £450,000

3 bedroom flat

Adenmore Road

Catford

Read all about it...

This stunning and spacious top floor flat offering generous living space and is ideally located on Adenmore Road only 0.2 miles from Catford and Catford Bridge station making this an ideal home for commuters. Located on the third floor, this property comprises of three spacious bedrooms. There are two double bedrooms and a master bedroom that features a modern ensuite bathroom with a walk-in shower. There is a further bathroom with three piece suite and an open plan contemporary kitchen and living room area with matching wall and base units and integrated microwave and oven. The bright and spacious living room leads on to an impressive balcony with ample seating space making it ideal for the summer months. There is the additional benefit of a private parking space.

This property is only a stone's throw from the local amenities of Catford town centre which include many popular restaurants, cafes and bars and the nearby train station offer fantastic travel links into central London and surrounding areas.

THIRD FLOOR

Hallway

Pendant ceiling light, carpeted flooring.

Bedroom

15' 11" x 9' 5" (4.85m x 2.87m)

Pendant ceiling light, radiator, full length double glazed windows to the side, carpeted flooring.

Ensuite

Inset spotlights, partially tiled walls, heated towel rail, radiator, low-level WC, sink with mixer tap, free standing shower with glass shower screen, cupboard space, tiled flooring.

Bedroom

13' 7" x 8' 2" (4.14m x 2.49m)

Pendant ceiling light, x2 double glazed windows to the side, radiator, carpeted flooring.

Bathroom

8' 2" x 6' 11" (2.49m x 2.11m)

Inset spotlights, tiled walls, three-piece suite, panel enclosed bath with shower attachment, glass shower screen, built-in mirrored cupboards, low-level WC, sink with mixer tap, tiled flooring.

Bedroom

10' 0" x 9' 3" (3.05m x 2.82m)

Pendant ceiling light, double glazed window to the side, radiator, carpeted flooring.

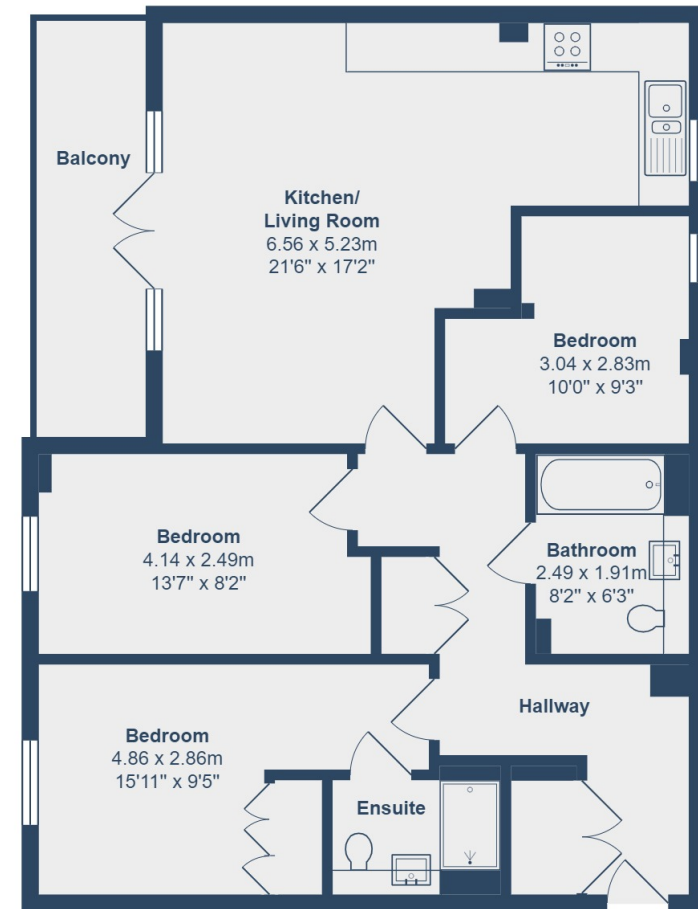
Kitchen/Living room

21' 6" x 17' 2" (6.55m x 5.23m)

x2 Pendant ceiling light, double glazed french doors leading to Juliet balcony, radiator, carpeted flooring. Inset spotlights, sash window to the side, matching wall and base units, sink with mixer tap, integrated oven and overhead extractor hood, tiled splashback, tiled flooring.

Balcony

Decking area, seating space.



Third Floor

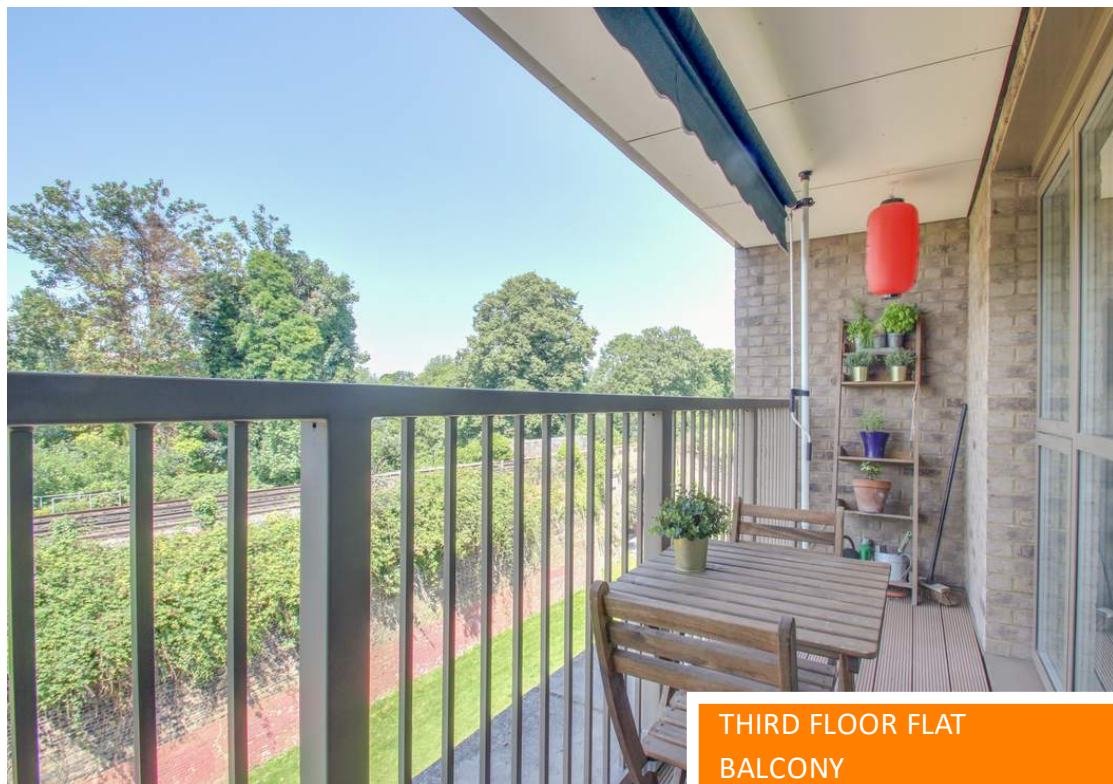
Total Area: 79.6 m² ... 857 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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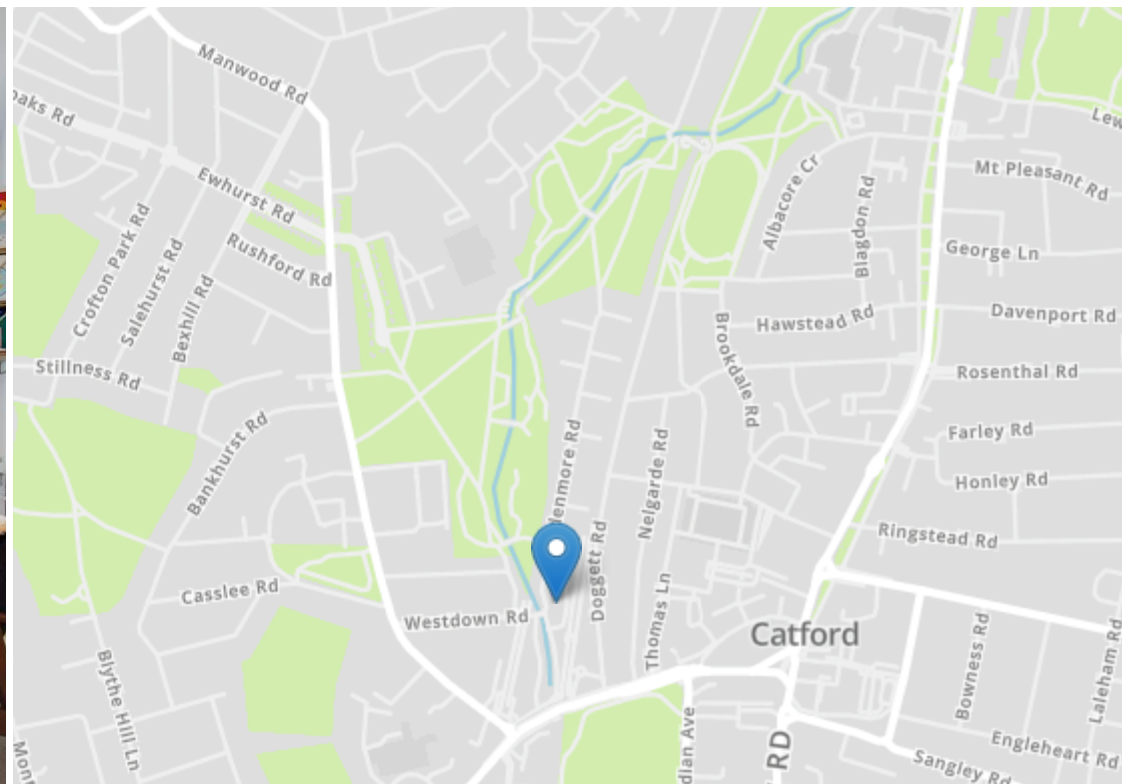
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THIRD FLOOR FLAT
BALCONY
TOTAL AREA - 857QFT.

3 BEDROOMS
PRIVATE PARKING SPACE
0.2 MI TO TWIN CATFORD STATIONS





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