



**Guide Price £400,000 Leasehold**

2 bedroom flat

Adenmore Road

Catford



## Read all about it...

This light and modern top-floor flat in Lawrence Court, part of the sought-after Adenmore Road Development, offers an exciting opportunity for buyers seeking a move-in-ready property in a prime location.

Immaculately presented, the flat features a welcoming entrance hall with built-in storage and a convenient utility closet. The spacious open-plan living room and kitchen are fitted with sleek modern units and integrated appliances, making it ideal for entertaining. Dual-aspect windows fill the space with natural light, and the private balcony offers a perfect spot for alfresco dining or enjoying the warmer weather. Along the hallway, you'll find a modern family bathroom and two well-proportioned bedrooms.

Located just a short stroll from the vibrant Catford Town Centre and the charming Ladywell Village, the flat enjoys proximity to a range of local shops, supermarkets, and fantastic dining options. With excellent transport links from the nearby twin Catford stations, commuting to Central London and beyond is seamless. Adenmore Road is particularly popular with families, thanks to its access to good nurseries and schools, while the beautiful open spaces of Ladywell Fields, perfect for outdoor activities and leisurely walks, are just a stone's throw away.

**Tenure:** Leasehold (142 years remaining) | **Annual Service Charge:** £2,500 | **Ground Rent:** £350 | **Council Tax:** Lewisham band C



**MODERN DEVELOPMENT  
WEST FACING BALCONY  
0.3MI TO TWIN CATFORD  
STATIONS**

**2 BED TOP FLOOR FLAT  
LADYWELL FIELDS IN CLOSE  
PROXIMITY  
APPROX - 754SQFT.**

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to arrange a viewing or request further information



## THIRD FLOOR

### Entrance Hall

11' 6" x 4' 11" (3.51m x 1.50m)

Inset ceiling spotlights, utility closet housing boiler and plumbing for washing machine, storage cupboard, radiator, laminate wood flooring.

### Kitchen / Living Room

21' 0" x 15' 3" (6.40m x 4.65m)

Double-glazed windows and door to balcony, inset ceiling spotlights, pendant ceiling lights, fitted kitchen units, 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, fridge/freezer, microwave, oven, electric hob and extractor hood, radiators, laminate wood flooring.

### Bedroom

14' 9" x 8' 9" (4.50m x 2.67m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Bedroom

10' 2" x 8' 1" (3.10m x 2.46m)

Double-glazed window, pendant ceiling light, radiator, fitted carpet.

### Bathroom

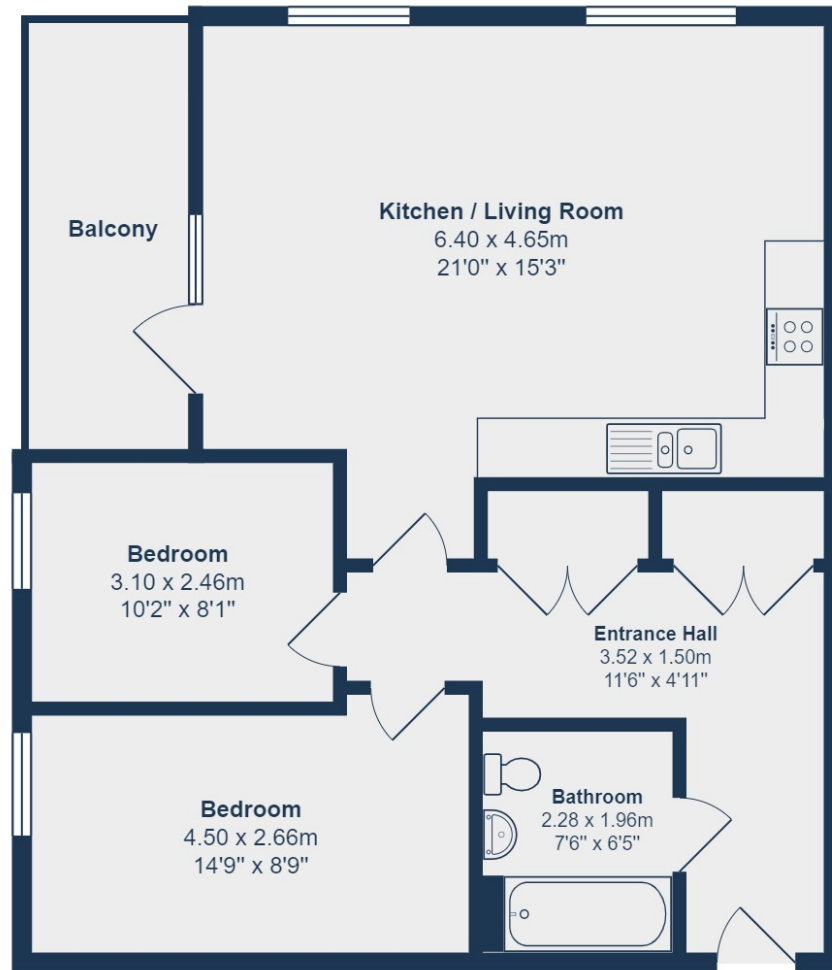
7' 6" x 6' 5" (2.29m x 1.96m)

Inset ceiling spotlights, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, tile flooring.

## OUTSIDE

### Balcony





### Third Floor

Total Area: 70.0 m<sup>2</sup> ... 754 ft<sup>2</sup> (excluding balcony)

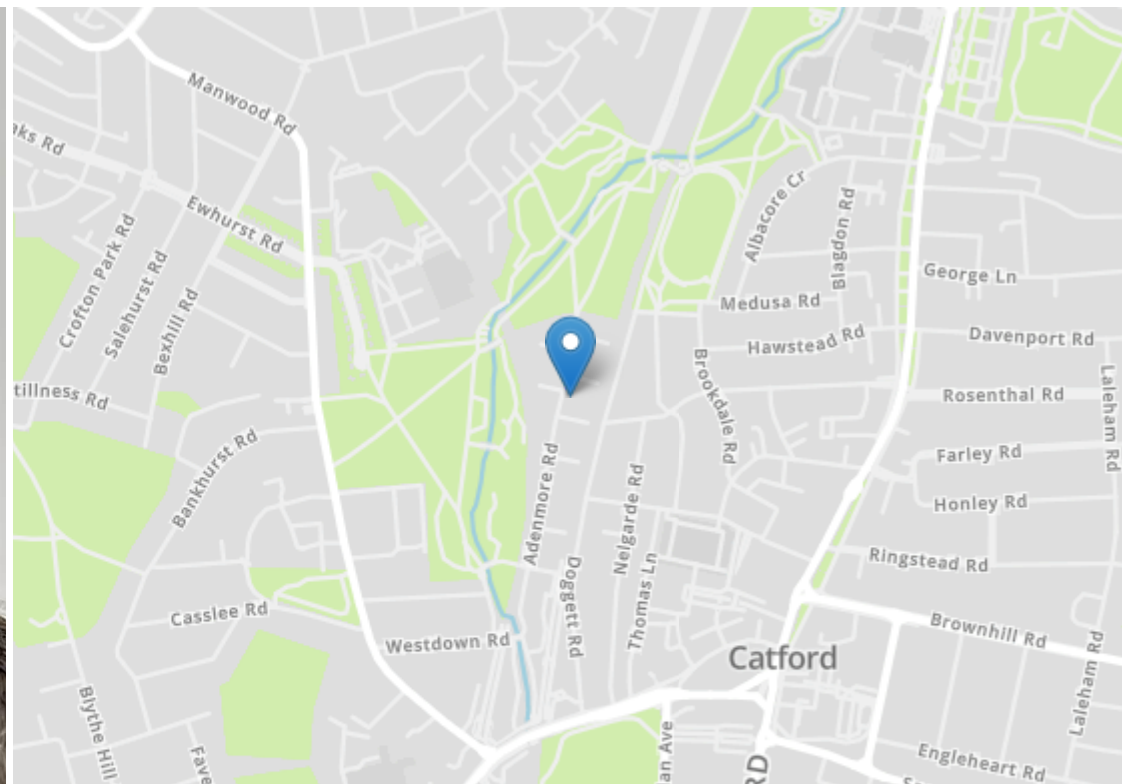
Drawn for Stanfords Sales & Lettings

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.









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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