

Stanfords

— sales & lettings —



£2,000 pcm Leasehold

2 bedroom flat

Adenmore Road

Catford

Read all about it...

Bright and Modern Two-Bedroom Apartment with Balcony and Parking – Excellent Location

This bright and contemporary two-bedroom apartment offers stylish living with views across Ladywell Fields. Located within Dixie Court in the popular Adenmore Road development, the property benefits from an excellent position close to transport links, green spaces, and a great range of local amenities.

The apartment features a spacious open-plan living area with floor-to-ceiling windows opening onto a private balcony, perfect for relaxing. The modern kitchen is fitted with integrated appliances, while both double bedrooms are generously sized — the principal benefiting from built-in wardrobes and an ensuite shower room. A sleek main bathroom and useful utility cupboard complete this property.

Residents enjoy landscaped communal areas, a nearby supermarket, and convenient access to Ladywell, Catford, and Catford Bridge stations, providing fast connections into Central London. The area is popular with both professionals and families, offering an excellent choice of cafés, restaurants, and open green spaces including Ladywell Fields and Blythe Hill Fields.

Available: 1st February | **Unfurnished** | **Private Parking Space:** available for an extra £200pcm

**MODERN DEVELOPMENT
2 BED 2 BATH
UNFURNISHED & AVAILABLE 1ST FEB**

**SECOND FLOOR
GREAT TRANSPORT LINKS
PRIVATE PARKING SPACE: AVAILABLE
FOR AN EXTRA £200PCM**



Like what you see?

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



SECOND FLOOR

Entrance Hall

Inset spotlights, storage cupboards, radiator, Amtico flooring. Doors to:

Kitchen/Living Room

23' 8" x 13' 11" (7.21m x 4.24m)

Inset spotlights, pendant ceiling lights, triple glazed windows and door to balcony, radiators, Amtico flooring.

Kitchen: Matching wall and base units, laminate worktop, stainless steel 1.5 sink with drainer, induction hob with splashback and extractor, electric oven, integrated microwave, fridge/freezer and dishwasher.

Bedroom

19' 6" x 9' 3" (5.94m x 2.82m)

Pendant ceiling lights, triple glazed window, fitted wardrobe, radiator, fitted carpet. Door to:

Ensuite

Inset spotlights, walk-in shower with tiled surround, basin, WC with hidden cistern, heated towel radiator, tiled flooring.

Bedroom

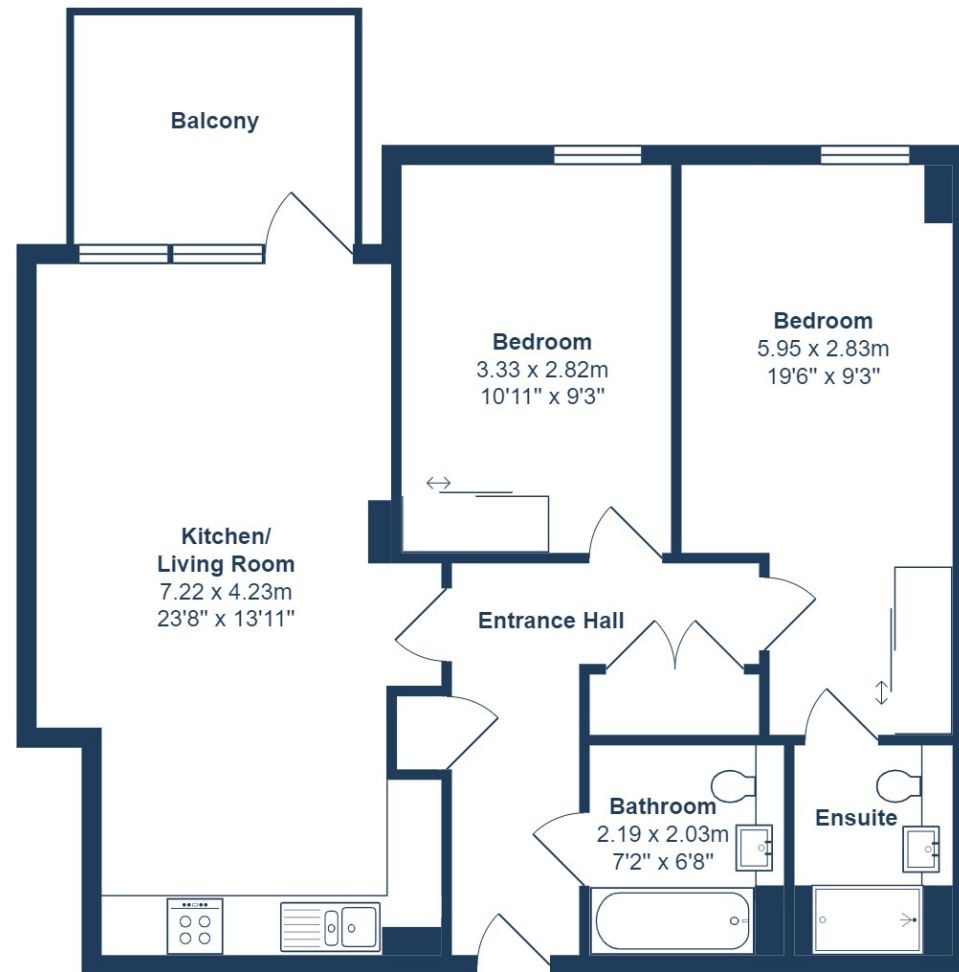
10' 11" x 9' 3" (3.33m x 2.82m)

Pendant ceiling light, triple glazed window, fitted wardrobe, radiator, fitted carpet.

Bathroom

7' 2" x 6' 8" (2.18m x 2.03m)

Inset spotlights, panel enclosed bath with over shower, glass screen and tiled surround, mirrored cabinets, basin, WC with hidden cistern, heated towel radiator, tiled flooring.



Second Floor

Total Area: 73.4 m² ... 790 ft² (excluding balcony)

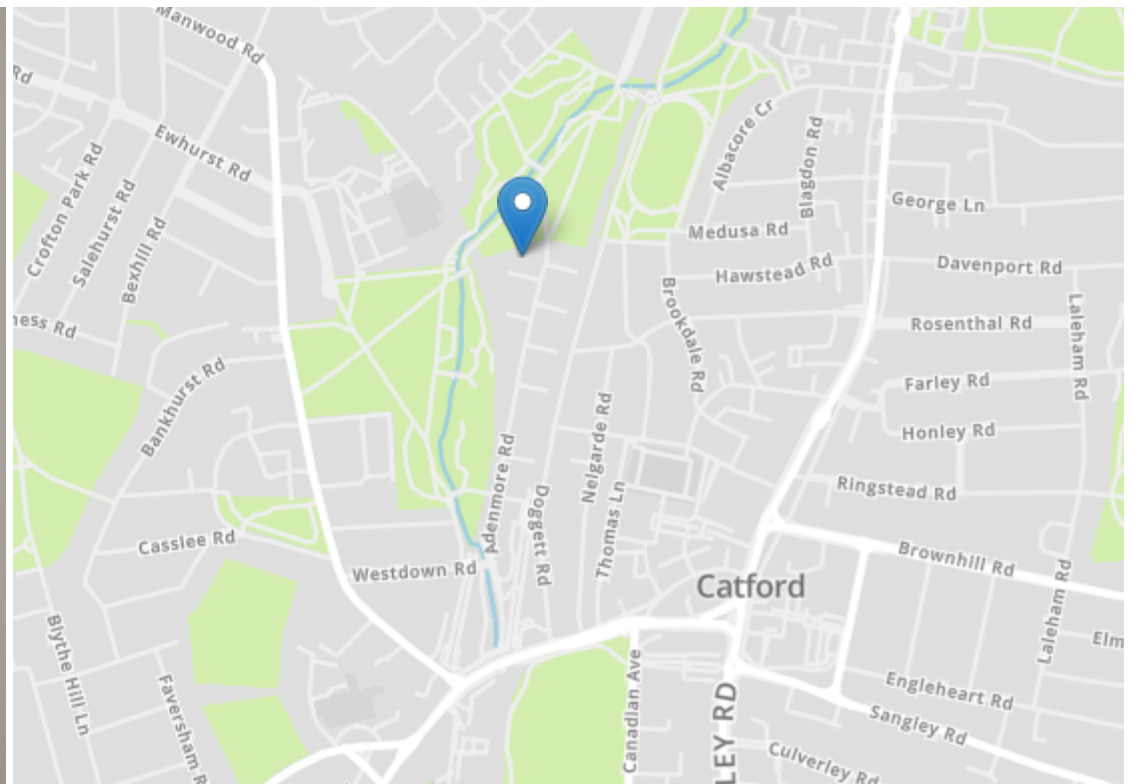
All measurements are approximate and for display purposes only





A calendar or notice is posted on the left side of the kitchen cabinet.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	86
(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	



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.