



**£1,800 pcm Leasehold**  
2 bedroom flat

Adenmore Road  
Catford

# Read all about it...

A fantastic ground-floor flat, benefiting from a private patio and its own front door, offered part-furnished and available July 1st!

Set on the ground floor of Grosvenor Court, a modern apartment block in the heart of Catford, this flat boasts a welcoming entrance hall with handy utility and storage cupboards, leading to a spacious open-plan lounge and kitchen with integrated appliances. It features two good-sized bedrooms, with the master benefiting from an ensuite shower room, and a modern bathroom. The private patio can be accessed via the living room and master bedroom, providing the perfect space for alfresco dining.

Situated in the popular Adenmore Road development, this property is ideally located for excellent transport links from the Twin Catford stations and Catford Town Centre, where you'll find a variety of local shops, supermarkets, and exciting places to eat and drink.

**Council Tax:** Lewisham band C

## GROUND FLOOR

### Entrance Hall

12' 10" x 6' 2" (3.91m x 1.88m)

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

### Open Plan Kitchen / Living Room

25' 3" x 13' 1" (7.70m x 3.99m)

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

### Bedroom

12' 10" x 10' 8" (3.91m x 3.25m)

Double-glazed windows and door to patio, pendant ceiling light, radiator, fitted carpet.

### Ensuite

7' 10" x 5' 2" (2.39m x 1.57m)

Inset ceiling spotlights, walk-in shower, washbasin on vanity unit, WC, heated towel rail, tile flooring.

### Bedroom

14' 3" x 9' 2" (4.34m x 2.79m)

Double-glazed windows, pendant ceiling light, wall-mounted storage cupboards, radiator, fitted carpet.

### Bathroom

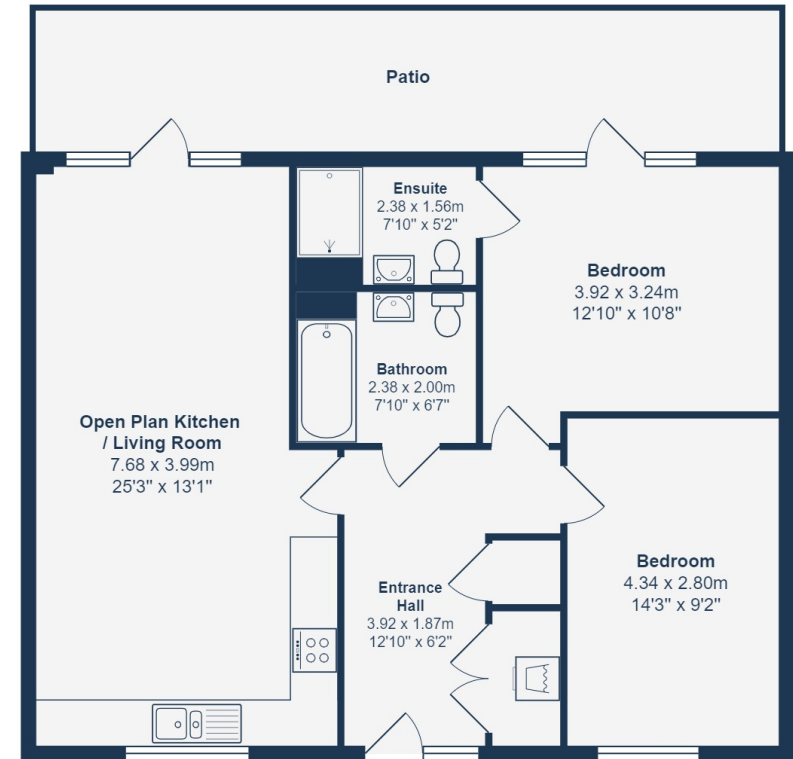
7' 10" x 6' 7" (2.39m x 2.01m)

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

### OUTSIDE

### Patio

Private patio with two storage sheds.



Ground Floor

Total Area: 75.7 m<sup>2</sup> ... 815 ft<sup>2</sup> (excluding patio)

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.

Like what you see?

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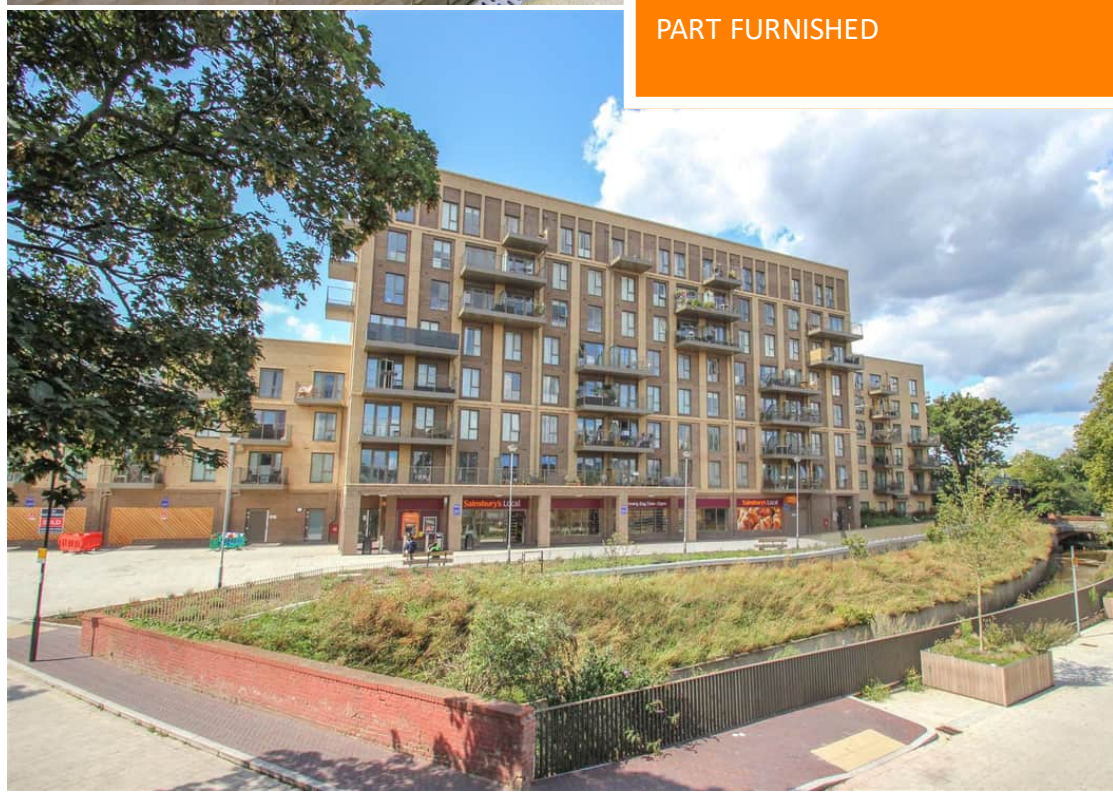
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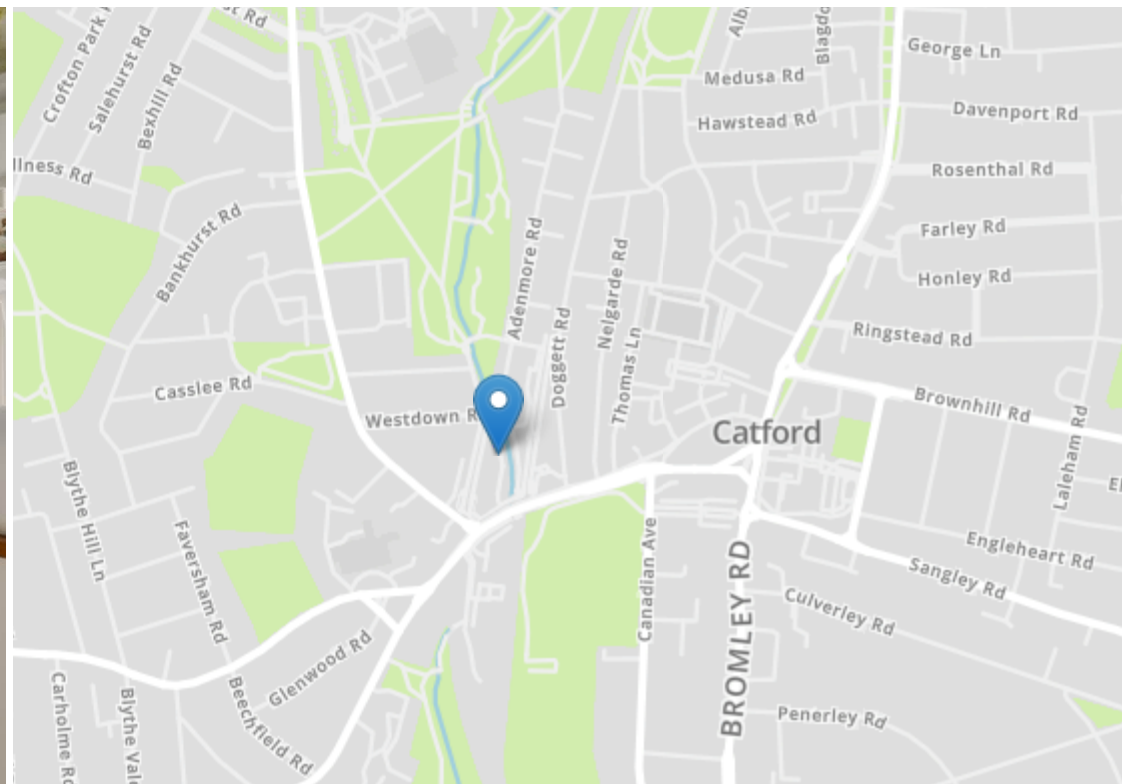


MODERN GROUND FLOOR FLAT  
PRIVATE PATIO  
PART FURNISHED

TWO DOUBLE BEDROOMS  
CLOSE TO TWIN CATFORD  
STATIONS  
AVAILABLE JULY 2024







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	82	82
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



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