



Guide Price £350,000 Leasehold
1 bedroom flat

Adenmore Road
Catford

Read all about it...

This bright and beautifully presented one-bedroom flat offers an excellent opportunity for buyers seeking a stylish, move-in-ready home in a well-connected location. Set on the fifth floor of Dixie Court — part of the popular Adenmore Road development — the apartment combines modern design with a smart, practical layout.

A welcoming entrance hall leads into a spacious open-plan living area with a sleek integrated kitchen and plenty of room for dining. Floor-to-ceiling windows flood the space with natural light and open onto a private balcony — perfect for relaxing and taking in the far-reaching views. The generous double bedroom features built-in wardrobes, while the contemporary bathroom, utility cupboard, and additional storage add to the home’s convenience. The property also benefits from an allocated parking space.

Ideally located for fast transport links via the twin Catford stations, the flat is just a stone’s throw from the open green spaces of Ladywell Fields. Catford Town Centre and Ladywell Village are both within walking distance, offering a vibrant mix of shops, cafés, and restaurants.

Tenure: Leasehold | **Council Tax:** Lewisham band B

FIFTH FLOOR

Entrance Hall

Inset ceiling spotlights, storage and utility cupboards, radiator, laminate wood flooring.

Kitchen/Living Room

7.23m x 3.73m (23' 9" x 12' 3")

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

Bedroom

4.00m x 3.40m (13' 1" x 11' 2")

Double-glazed windows, pendant ceiling light, built in wardrobe, radiator, fitted carpet.

Bathroom

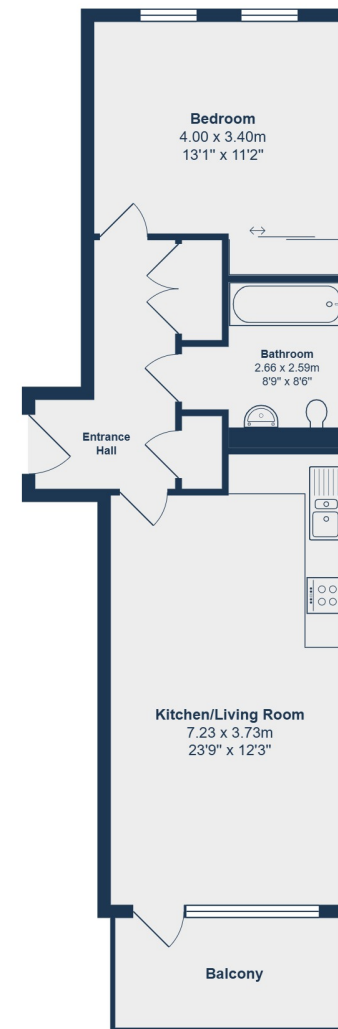
2.66m x 2.59m (8' 9" x 8' 6")

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

OUTSIDE

Balcony

Allocated Parking Space



Fifth Floor

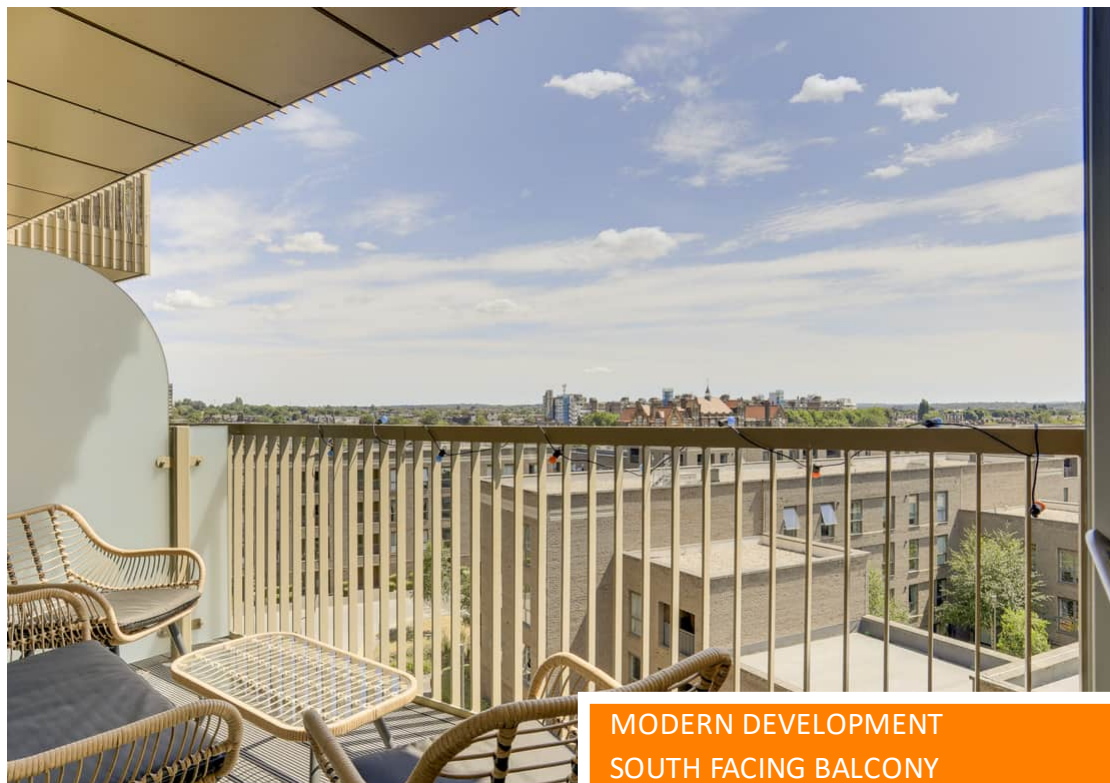
Total Area: 56.2 m² ... 605 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Like what you see?

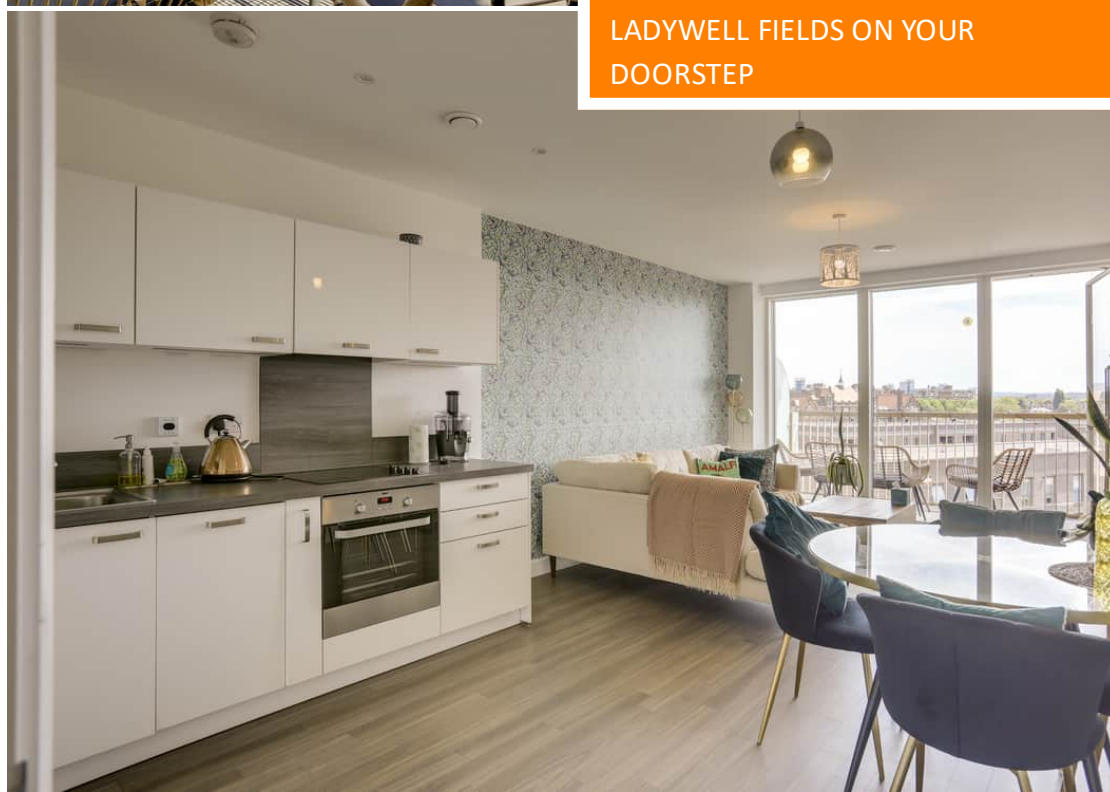
Call 020 8690 3656 or email us at catford@stanfordestates.london to arrange a viewing or request further information

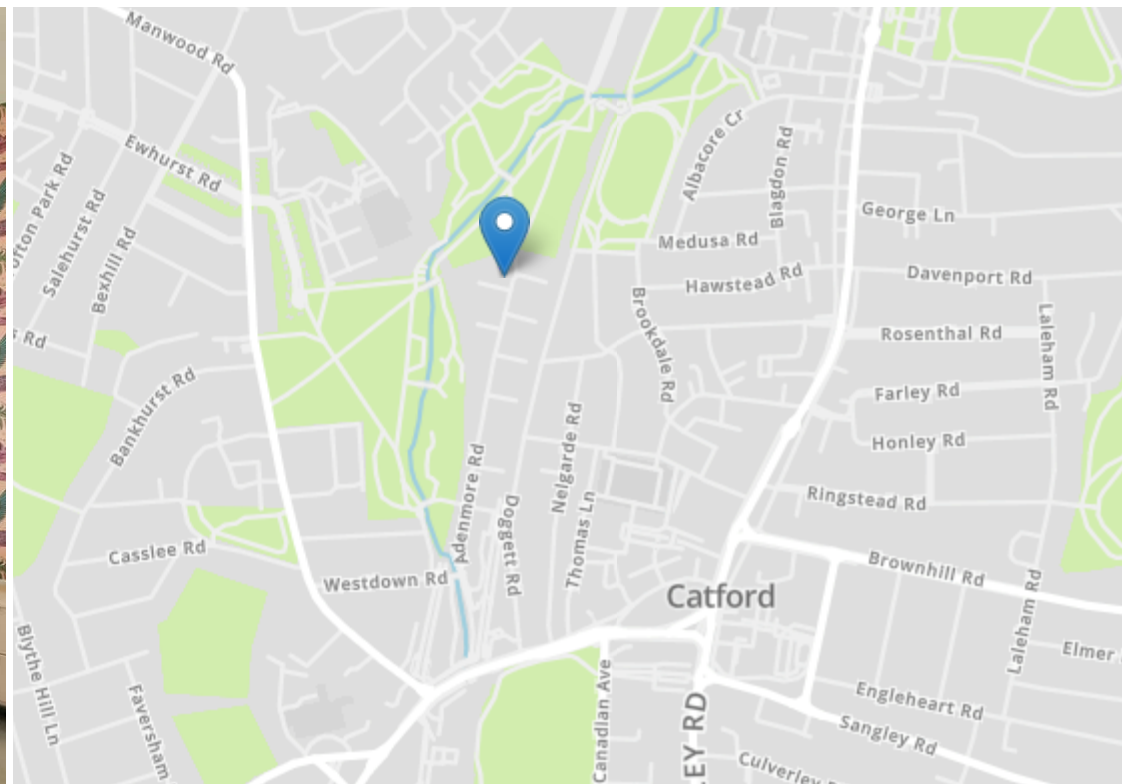
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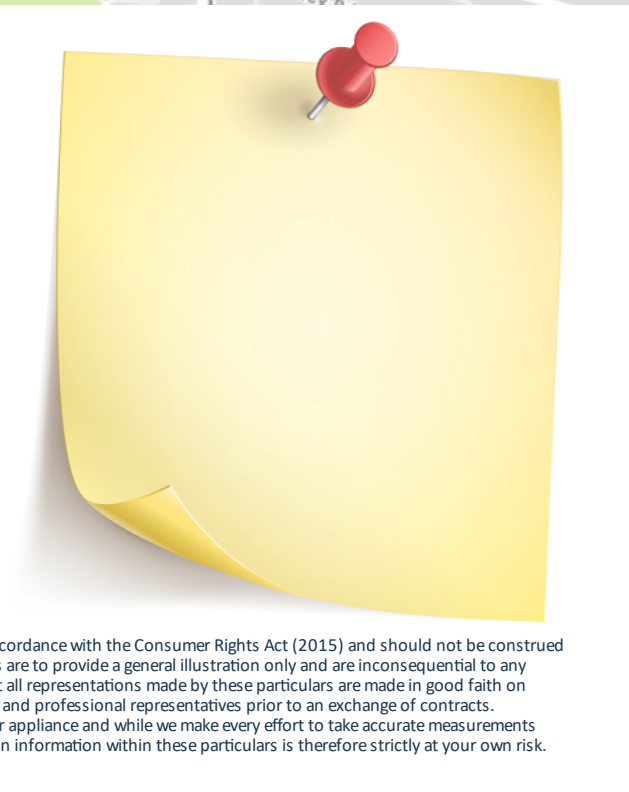
MODERN DEVELOPMENT
SOUTH FACING BALCONY
LADYWELL FIELDS ON YOUR
DOORSTEP

FIFTH FLOOR FLAT
ALLOCATED PARKING SPACE
0.4MI TO TWIN CATFORD STATIONS





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



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