

Stanfords

— sales & lettings —



Guide Price £425,000 Leasehold

2 bedroom flat

Adenmore Road

Catford

Read all about it...

This light and modern ground-floor flat, benefiting from allocated off-street parking and a private south-facing terrace, presents an exciting opportunity for buyers seeking a move-in-ready property in a prime location.

Beautifully presented throughout, the flat features a welcoming entrance hall with built-in storage and a utility closet for added convenience. This leads to a spacious open-plan living room and kitchen, fitted with modern units and integrated appliances, making it the perfect space for entertaining guests. Further along the hallway, you'll discover a sleek family bathroom and two well-proportioned bedrooms, with the master bedroom benefiting from an ensuite shower room. The private terrace, surrounded by lush greenery, provides an idyllic spot for alfresco dining or simply enjoying warmer days.

Situated in Harlie Court, a modern apartment block within the sought-after Adenmore Road Development, this flat is just a short stroll away from the vibrant Catford Town Centre and the charming Ladywell Village, where you'll find a variety of local shops, supermarkets, and exciting places to eat and drink. With excellent transport links from the twin Catford stations, you'll enjoy seamless access to Central London and beyond. Adenmore Road is popular with families and is well-served by good nurseries and schools. The beautiful open spaces of Ladywell Fields are also just a stone's throw away, perfect for leisurely strolls and outdoor activities.

Tenure: Leasehold (147 years remaining) | **Service Charge:** £215pm | **Ground Rent:** £350pa | **Council Tax:** Lewisham band C

**GROUND FLOOR FLAT
PRIVATE TERRACE
APPROX 764SQFT.
0.5MI TO TWIN CATFORD
STATIONS**

**2 BEDS & 2 BATHS
PARKING SPACE
MODERN DEVELOPMENT
LADYWELL FIELDS IN CLOSE
PROXIMITY**



Like what you see?

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



GROUND FLOOR

Entrance Hall

Inset ceiling spotlights, storage cupboard, utility cupboard housing hot water cylinder and plumbing for washing machine, radiator, Amtico flooring.

Open Plan Kitchen & Living Room

17' 11" x 16' 2" (5.46m x 4.93m)

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

Bedroom

20' 5" x 12' 3" (6.22m x 3.73m)

Double-glazed windows, pendant ceiling lights, radiator, fitted carpet.

Ensuite

6' 10" x 4' 10" (2.08m x 1.47m)

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

Bedroom

11' 4" x 10' 3" (3.45m x 3.12m)

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

Bathroom

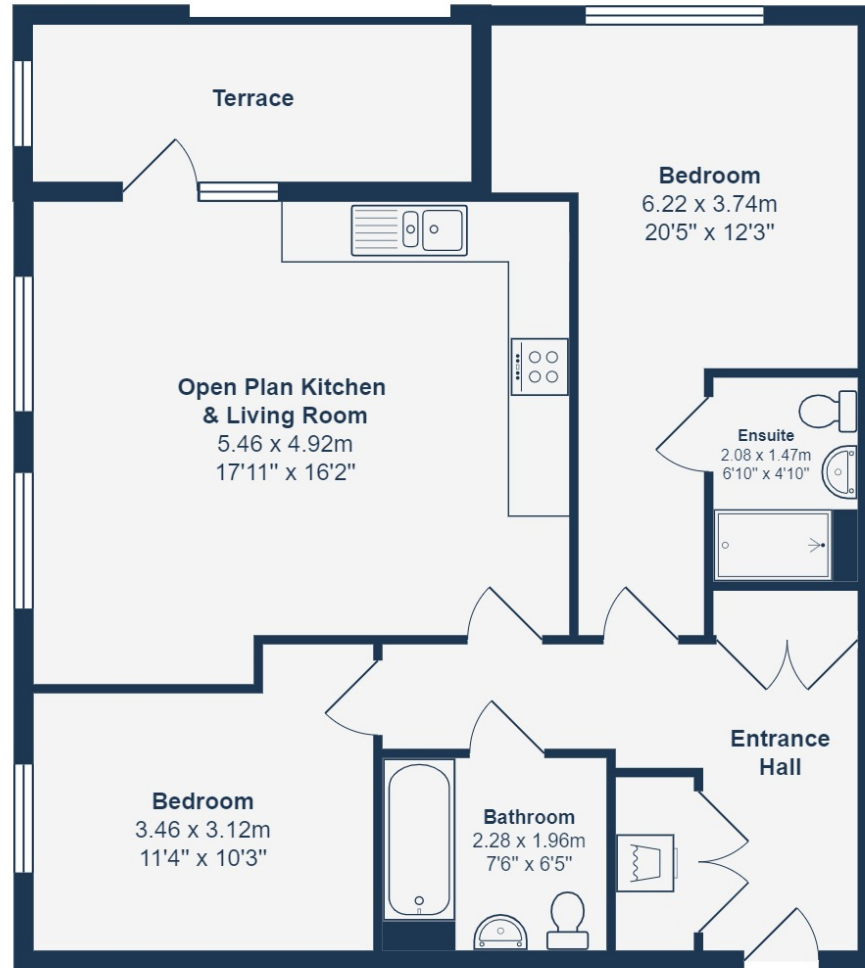
7' 6" x 6' 5" (2.29m x 1.96m)

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

OUTSIDE

Allocated Of-Street Parking

Private Terrace



Ground Floor

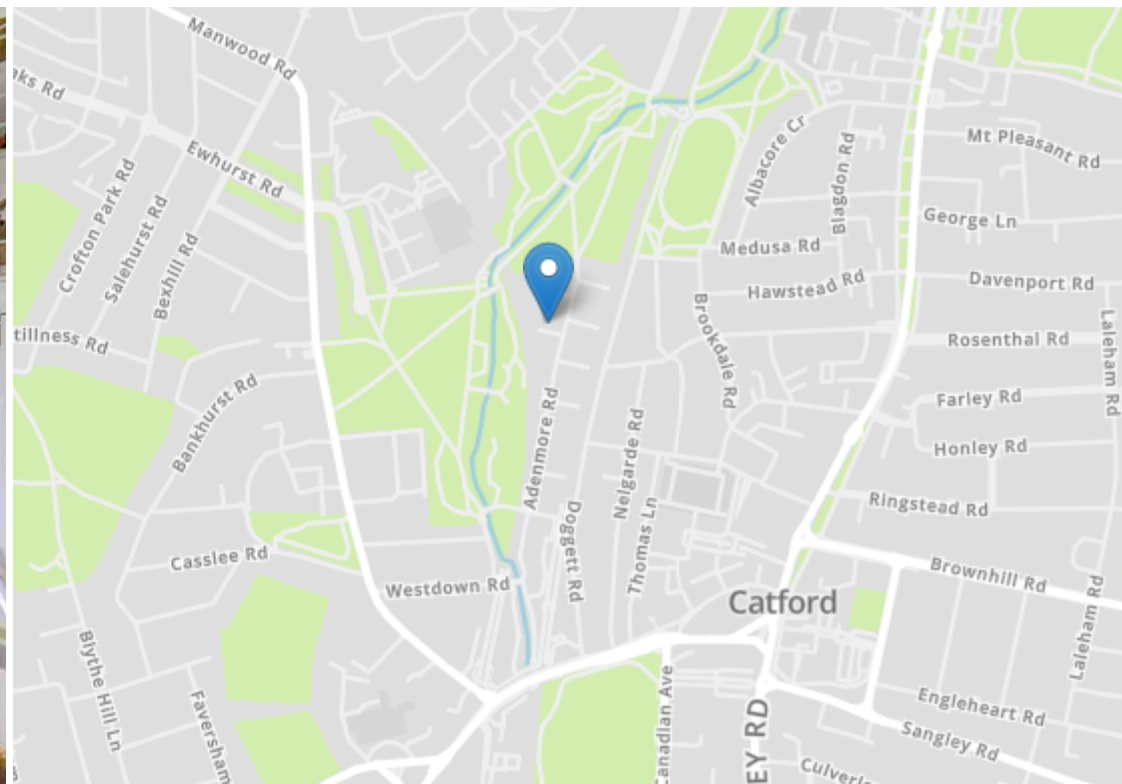
Total Area: 71.0 m² ... 764 ft² (excluding terrace)

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.