

Stanfords  
— sales & lettings —



**Guide Price £395,000 Leasehold**  
2 bedroom flat

Adenmore Road  
Catford



# Read all about it...

Offered to the market with no onward chain, this contemporary two-bedroom flat presents a fantastic opportunity for first-time buyers or investors seeking a move-in-ready home.

Situated on the first floor, the flat comprises a welcoming entrance hall — complete with ample built-in storage and a handy utility closet — leading to a bright and spacious open-plan living area. The sleek, modern kitchen features integrated appliances and stylish cabinetry, seamlessly connecting to the living and dining space, which is perfect for both relaxing and entertaining. Large doors open directly onto the private balcony, offering a lovely spot for morning coffee or evening drinks. The flat comprises two well-proportioned double bedrooms, alongside a contemporary bathroom.

Set within the sought-after Adenmore Road development, this property benefits from excellent transport links via the Twin Catford stations, as well as proximity to local amenities and an abundance of green open spaces. Both Catford Town Centre and Ladywell Village are within walking distance, offering a great selection of local shops, supermarkets, cafés, restaurants, and vibrant social spots.

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

## FIRST FLOOR

### Entrance Hallway

Inset spotlights, radiator, Amtico flooring. Doors to:

### Kitchen/Living Room

6.51m x 4.56m (21'4" x 15'0")

Kitchen: Inset spotlights, matching wall and base units, laminate worktop with splashback, stainless steel 1 1/2 sink with drainer, electric hob and oven, integrated fridge/freezer, microwave and dishwasher.

Living Room: Pendant ceiling lights, triple glazed windows, radiators, Amtico flooring.

### Bedroom

4.68m x 2.65m (15'4" x 8'8")

Pendant ceiling light, triple glazed window, radiator, Amtico flooring.

### Bedroom

3.34m x 2.07m (10'11" x 6'9")

Pendant ceiling light, triple glazed window, radiator, Amtico flooring.

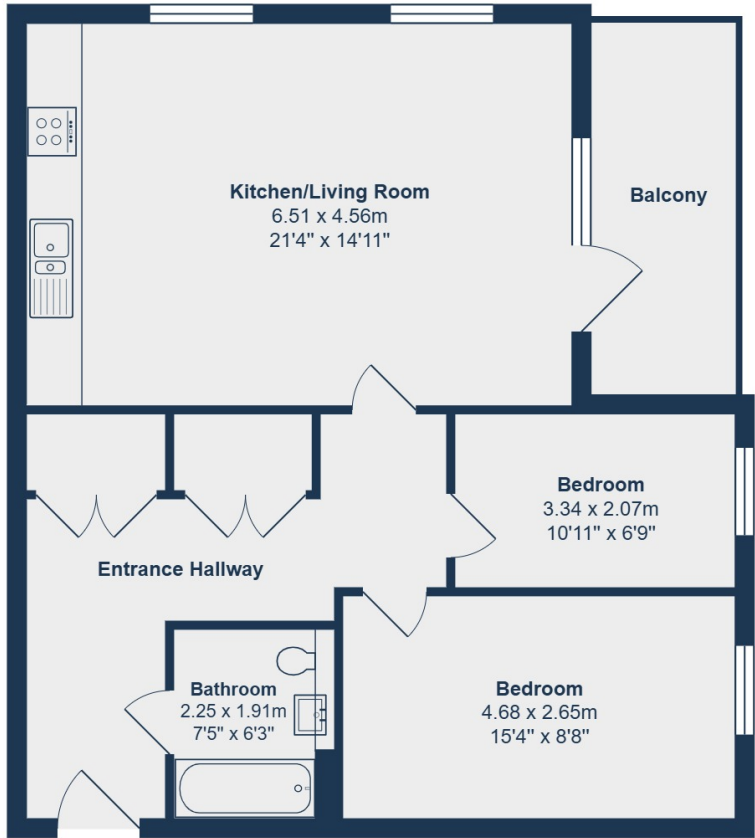
### Bathroom

2.25m x 1.91m (7'5" x 6'3")

Inset spotlights, wall mounted mirrored cabinet, bath with overhead shower and glass screen, basin with mixer tap, W/C with hidden cistern, heated towel radiator, tiled flooring.

## OUTSIDE

### Balcony



FIRST FLOOR

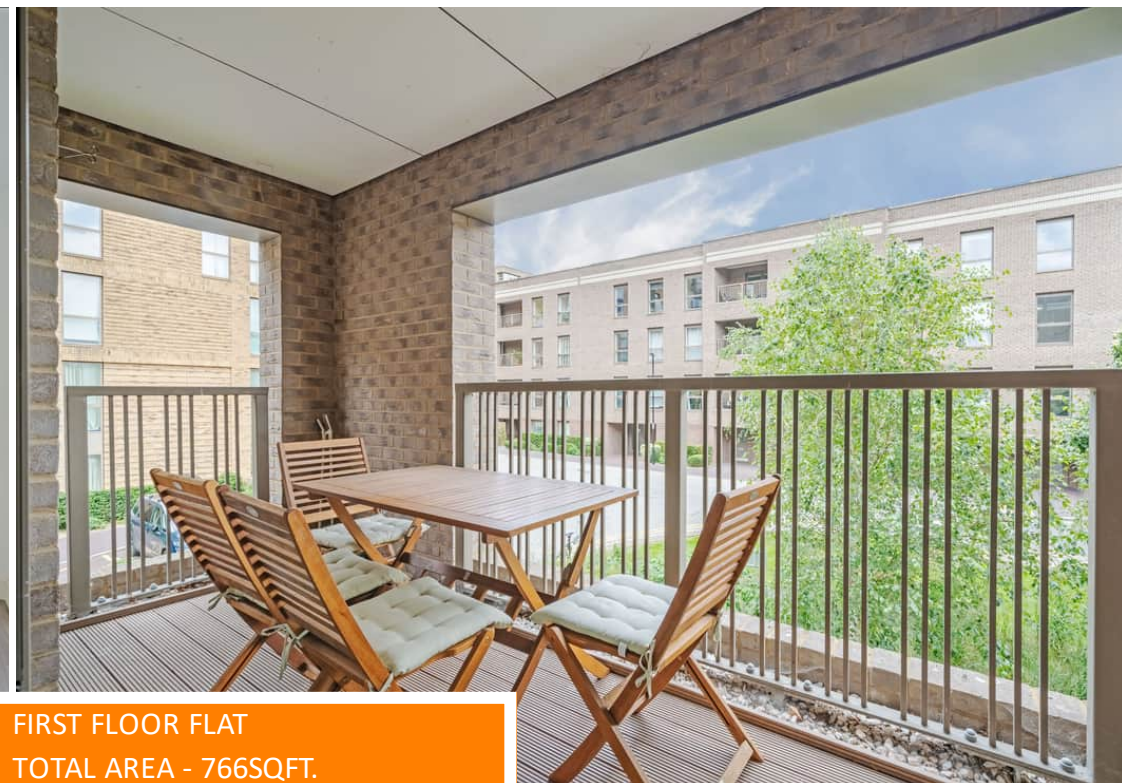
Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Like what you see?

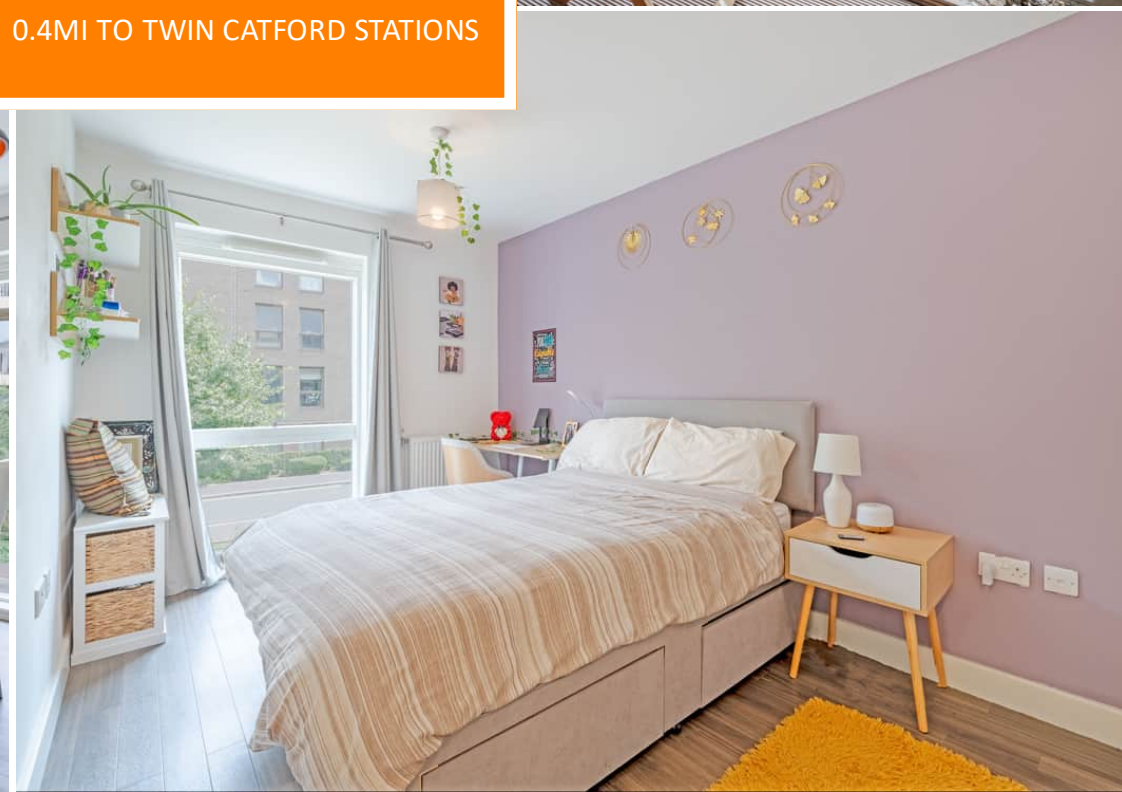
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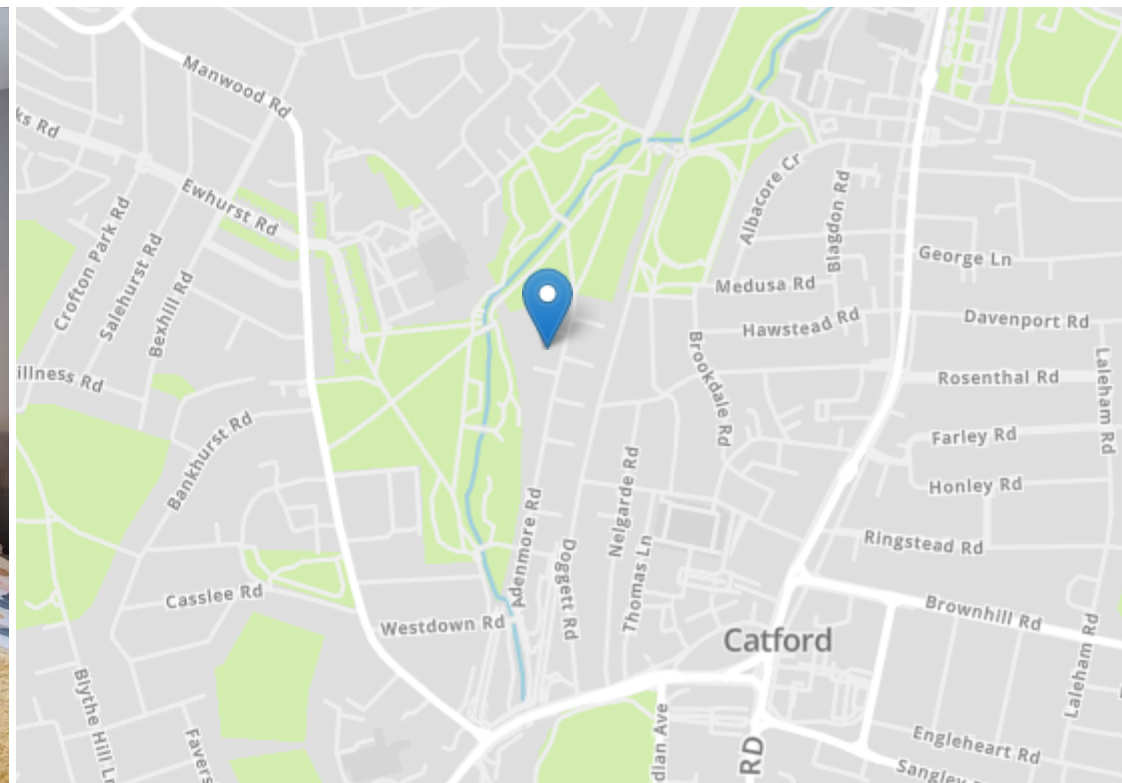


MODERN DEVELOPMENT  
2 BED WITH BALCONY  
LADYWELL FIELDS IN CLOSE  
PROXIMITY

FIRST FLOOR FLAT  
TOTAL AREA - 766SQFT.  
0.4MI TO TWIN CATFORD STATIONS







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