



**£1,850 pcm Leasehold**  
2 bedroom flat

Adenmore Road  
Catford

## Read all about it...

Offered unfurnished and recently redecorated, this light and modern flat is located on the 5th floor of Grosvenor Court, a private residential block within the popular Adenmore Road development. Ideally situated for excellent transport links from the Twin Catford stations and Catford Town Centre, you'll have easy access to a variety of local shops, supermarkets, and exciting places to eat and drink.

Inside, the welcoming entrance hall includes a handy utility and storage cupboard. This leads to a spacious, open-plan lounge and kitchen with integrated appliances, bathed in natural light from dual-aspect windows. The private balcony off the lounge provides the perfect spot to relax and enjoy the surrounding views. The flat also offers two well-proportioned bedrooms, with the master featuring its own private balcony, and a modern bathroom.

**Council Tax:** Lewisham band C



**MODERN TWO BED FLAT  
GREAT VIEWS  
AVAILABLE - TBC**

**OPEN PLAN LOUNGE/KITCHEN  
CLOSE TO CATFORD STATIONS  
UNFURNISHED**

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to arrange a viewing or request further information



## FIFTH FLOOR

### Entrance Hall

Inset ceiling spotlights, cupboard house washing machine, laminate wood flooring.

### Open Plan Lounge & Kitchen

19' 11" x 10' 4" (6.07m x 3.15m)

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

### Bedroom

12' 8" x 8' 6" (3.86m x 2.59m)

Double-glazed windows and door to balcony, pendant ceiling light, electric heater, fitted carpet.

### Bedroom

12' 8" x 8' 6" (3.86m x 2.59m)

Double-glazed windows, pendant ceiling light, electric heater, fitted carpet.

### Bathroom

6' 11" x 6' 8" (2.11m x 2.03m)

Inset ceiling lights, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

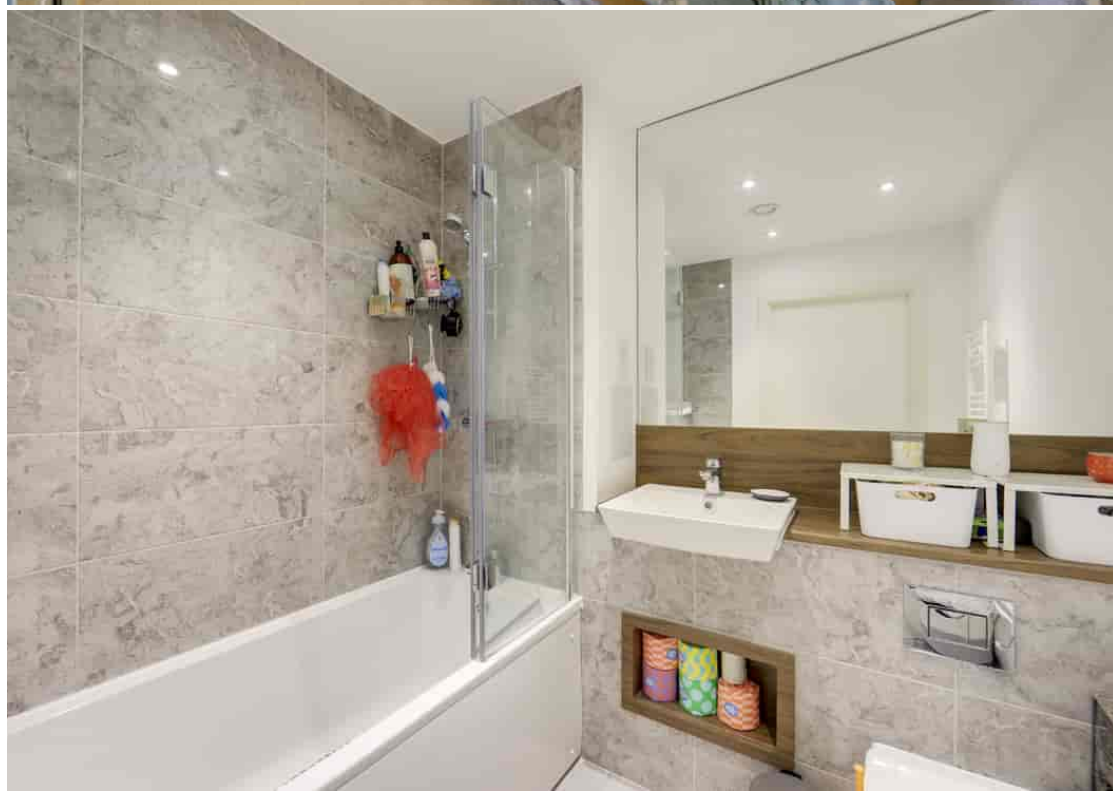


### Fifth Floor

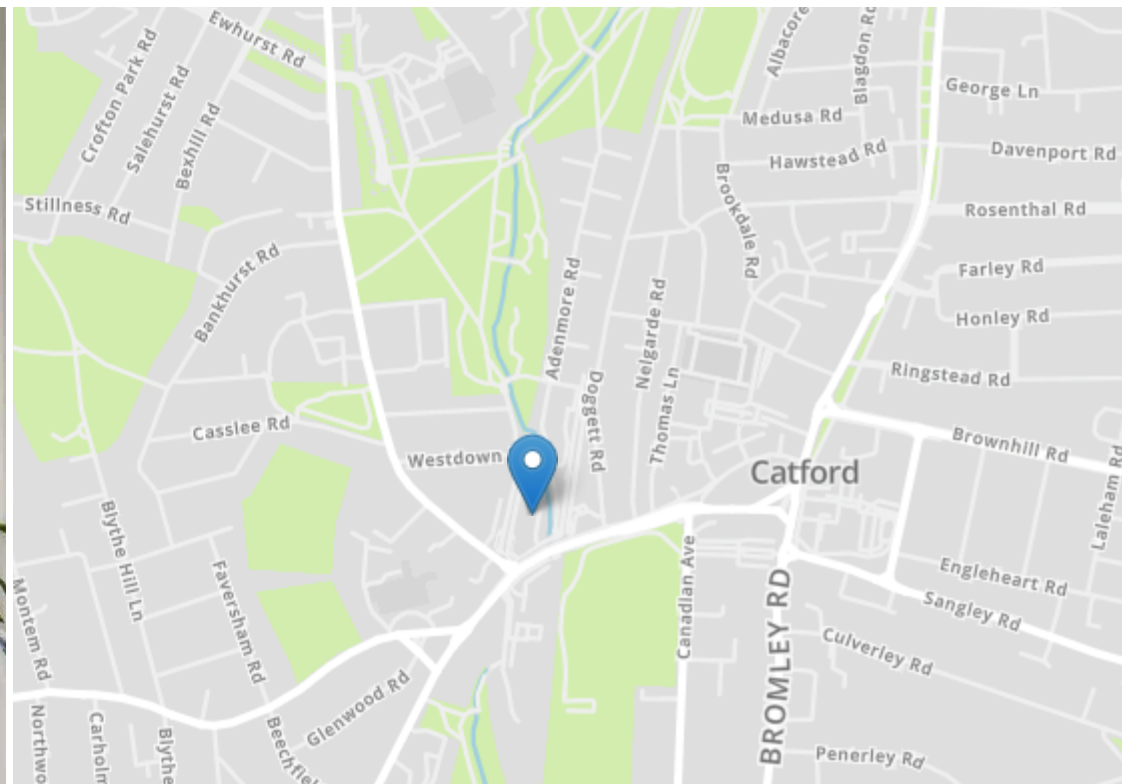
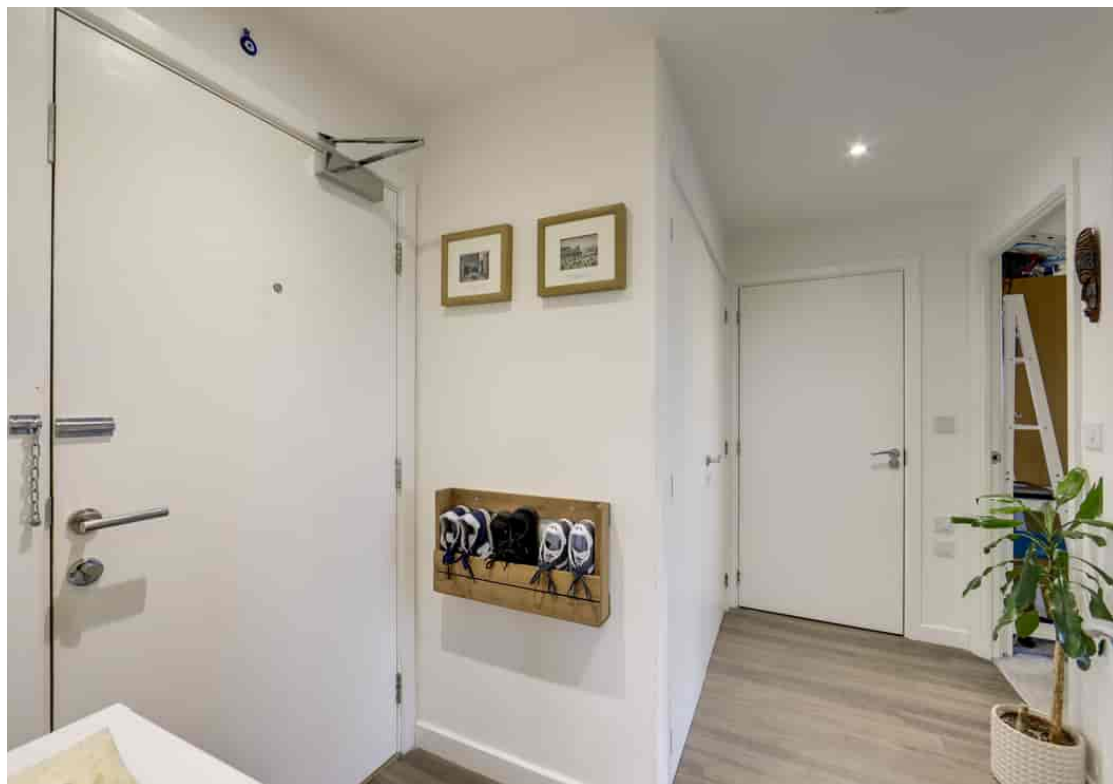
Total Area: 51.7 m<sup>2</sup> ... 556 ft<sup>2</sup> (excluding balcony)

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
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>84</b>
(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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