



Adenmore Road | Catford, London, SE6 4EJ

 2  2  1 Guide Price £485,000 - £500,000 Leasehold

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Adenmore Road, Catford

Fourth floor purpose-built apartment, located in the popular “Adenmore Road” development by Catford / Catford Bridge stations, with views over Ladywell fields.

The property benefits from two double bedrooms one with an ensuite shower room, open plan living room/kitchen, bathroom and private balcony making it a great first time buy/investment opportunity.

The property is offered for sale with no onward chain.

Viewing is highly recommended to fully appreciate what this property has to offer.

Property Features

- Council Tax: C
- EPC Rating: B
- Two Double Bedrooms
- 4th Floor apartment
- 17' x 16' Open Plan Living Room and Kitchen
- Private Balcony
- No Onward Chain
- Allocated Parking



Interior

Communal Hall Security door, lift or stairs to first floor.

Entrance Hall Front door, radiator, fitted carpet, storage cupboard with heater, plumbing for washing machine.

Lounge 5.44m x 5m (17'10" x 16'5") into kitchen Double glazed window and door to rear and private balcony, two double glazed windows to side, radiator, fitted carpet, built in storage.

Open Plan Kitchen 3.56m x 1.98m (11'8" x 6'6") into living room Range of wall and base units with work surface over, stainless steel sink unit, oven, four ring electric hob, integrated fridge freezer and dishwasher, spot lights.

Bedroom 1 3.66m x 3m (12' x 9'10") Double glazed window to side, radiator, fitted carpet.

Shower Room Three piece suite comprising of shower cubicle, wash hand basin with mixer tap, low level w.c., tiled floor, part tiled walls, spot lights.

Bedroom 2 3.23m x 3.89m (10'7" x 12'9") Double glazed window to rear, radiator, fitted carpet.

Bathroom Three piece suite comprising of panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level w.c., tiled floor, part tiled walls, spot lights.

Exterior

Parking Allocated parking space with it's own locking bollard.

Ground Floor





Location

Catford is growing in popularity among commuters as journeys from its two mainline stations can take as little as 10 minutes to Central London.

The Broadway Theatre is an impressive Art Deco building, with a regular programme of shows and events. Catford's other premium attraction is Mountsfield Park – one of London's best open spaces and home of the annual People's Day. Catford's Black Cat sculpture remains a well-loved landmark.

Leasehold Information

Lease Term: 149 years*
Service Charge: £160.96 per calendar month*
Ground Rent: £350 per year*
(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band C (£1,615 pa)

Property Location

Adenmore Road, Catford, London, SE6 4EJ



**FOR MORE INFORMATION
CONTACT US TODAY.**

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