



Grosvenor Court | Adenmore Road, SE6 4FD



Guide Price: £350,000 - £375,000

Leasehold

ROBINSON-JACKSON
Our service will *move* you

Grosvenor Court, Adenmore Road

Robinson-Jackson are delighted to bring to the market this third floor flat on Adenmore Road. The property consists of an open plan lounge/kitchen, two double bedrooms, modern bathroom, and west facing balcony. Offered with no onward chain. Please call or email to book your appointment today.

Property Features

- Council Tax: C
- EPC Rating: B
- Third Floor Flat
- Two Double Bedrooms
- Balcony
- No Onward Chain
- Close to Catford/Catford Bridge Stations



Interior

Hall Storage cupboard, doors to all rooms, laminate flooring.

Kitchen/Reception Room 6.17m max x 3.4m max (20'3" max x 11'2" max) Double glazed windows and door to balcony, range of wall and base units with work surface over, stainless steel sink with mixer tap, oven, induction hob with extractor over, integrated fridge freezer, radiator, tiled splashback, laminate flooring.

Bedroom 1 3.84m x 3.15m max (12'7" x 10'4" max) Double glazed window to rear, radiator, fitted carpet.

Bedroom 2 3.84m x 2.62m max (12'7" x 8'7" max) Double glazed window to rear, radiator, fitted carpet.

Bathroom 2.08m x 2.03m (6'10" x 6'8") Panelled bath with mixer tap and wall fixed shower, hand basin with mixer tap, low level w.c., tiled walls, tiled floor.

Exterior

Balcony 1.98m x 2.72m (6'6" x 8'11")

Leasehold Information

Lease Term: 148 years remaining*

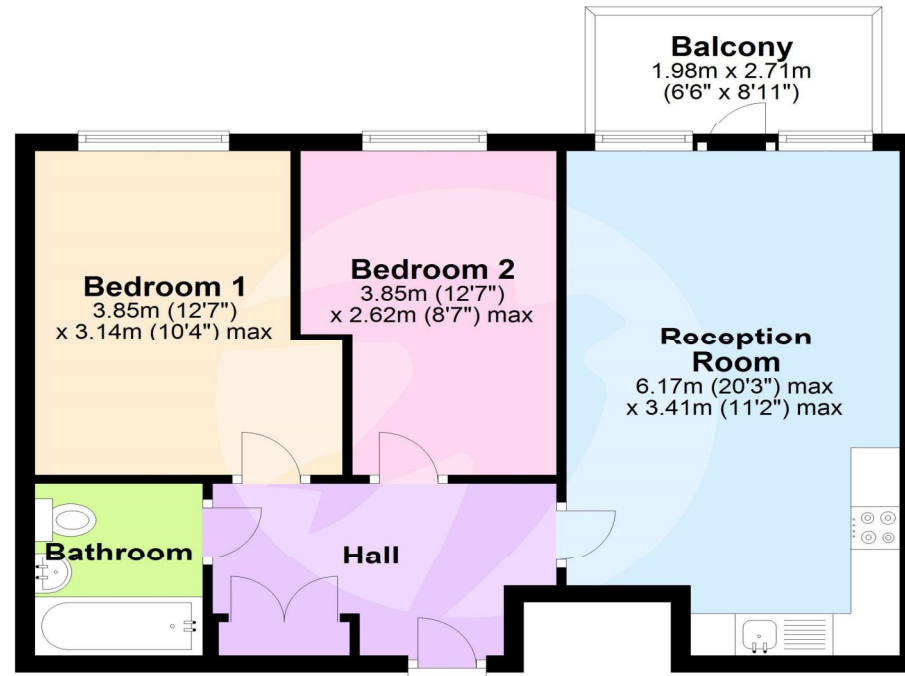
Service Charge: £1789.06 per annum*

Estate Charge: £730.78 per annum*

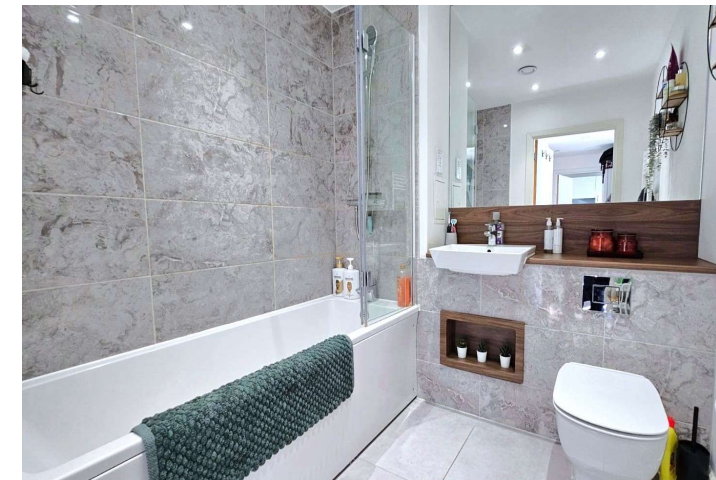
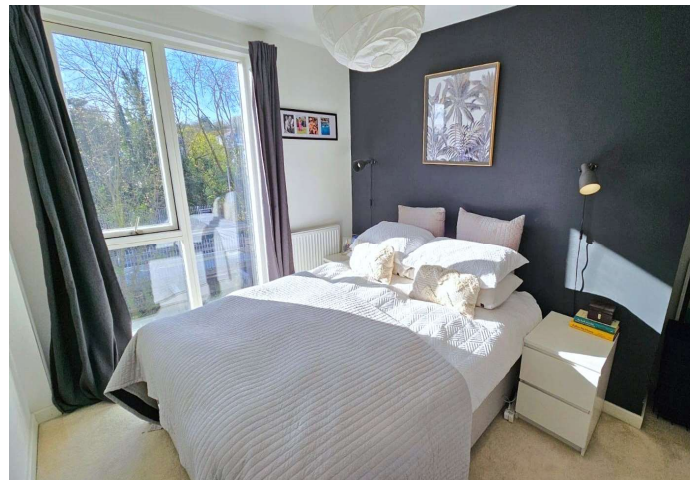
Ground Rent: £350 per annum*

(*to be verified by Vendors Solicitor)

Third Floor



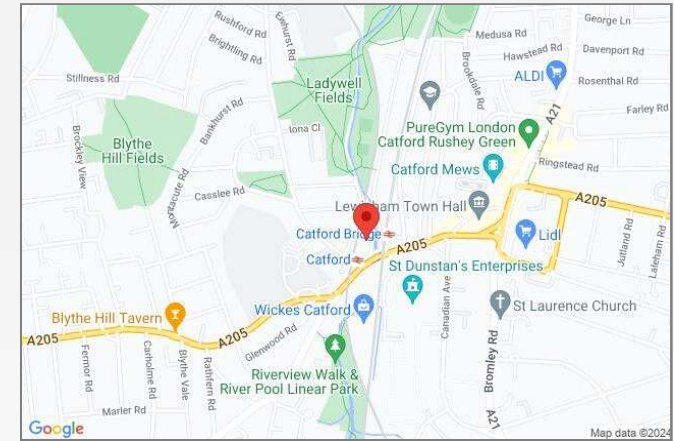
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate. Plan produced using PlanUp.





Property Location

Grosvenor Court, Adenmore Road, SE6 4FD



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.

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,812 pa)

EPC Rating: B

Parking: TBC

Electric Supply: Yes

Water Supply: Yes

Heating Supply: Yes - Gas central heating Sewerage: Drainage to public sewer

Broadband: Standard, superfast, ultrafast available

Networks: Hyperoptic, Openreach, Telcom

Mobile Signal: Good coverage - EE, 02, Three, Vodafone

**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8698 1234

Robinson Jackson

87 Rushey Green,

Catford

SE6 4AF

jamie.nicol@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.