

## Appleby Court, Adenmore Road, London, SE6 4EJ

- Guide Price: £425,000 to £450,000
- Catford Green development
- High spec kitchen and bathrooms
- Ladywell Fields
- Lease 146 years
- Two bedroom, two bathrooms
- Dual aspect reception room
- Balcony with great views
- Catford & Catford Bridge Stations 600 Metres
- EPC B

**Guide Price £425,000 to £450,000**



# Appleby Court, Adenmore Road, London, SE6 4EJ

Guide Price: £425,000 to £450,000. A wonderful two-bedroom, two-bathroom apartment on the Catford Green development overlooking Ladywell Fields. The apartment has great views from the dual aspect windows in the reception room and further views from the bedrooms, not to mention the fantastic balcony connecting the apartment with the park.

This apartment stands out from most others in the development for two main reasons: firstly, being a corner property with windows facing two directions, including the view all the way down Ladywell Fields, and secondly, the subtle changes and design details that have been added in the kitchen such as the emerald metro splashback tiles above the wood kitchen worktop; the ceramic sink and matt black mixer tap with matching unit handles in the kitchen. There is also Amtico wood flooring throughout the living areas.

These additions provide the finishing touches to a fantastic apartment and home, providing a great place to rest, relax, cook, dine and entertain, or just sit on the balcony on a balmy summer's evening - and enjoy!

Lease 146 years.

Appleby Court has an internal bike store on the ground floor.

## Trains

Catford Bridge Station 600m with trains to London Bridge, Cannon Street and Charing Cross

Ladywell Station 900m (walking through the park) trains as above

Catford Station 600m with trains to Denmark Hill (for Kings), Blackfriars and Farringdon

## Amenities

Sainsbury's Local by the stations.

Catford town centre is 850m away, with many shops, plus the Broadway Theatre, supermarkets, restaurants and pubs.

Ladywell Fields has 54 acres of green space, wooded areas, river, tennis courts, bowling green, cycle route and nature reserve.



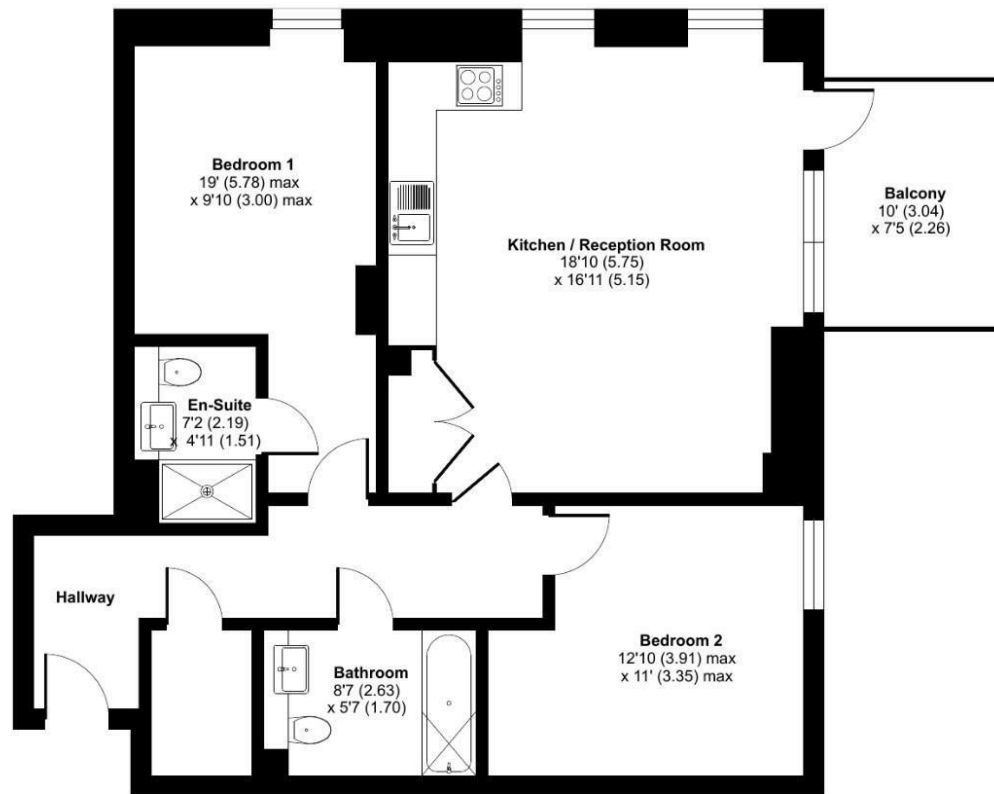




## Adenmore Road, London, SE6

Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters. REF: 1302587

### Viewings

Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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153 Rushey Green, Catford, SE6 4BD  
Tel: 020 8698 7499 Email: [catford@hunters.com](mailto:catford@hunters.com) <https://www.hunters.com>

