



Grosvenor Court, Adenmore Road, London, SE6 4FD

- Guide Price £280,000-£300,000
- 19ft Open Plan Living / Dining / Kitchen
- Lease 146 years
- Catford Bridge Station 100 metres
- Ladywell Fields 200 metres
- One Bedroom 1st Floor Apartment
- Private Balcony
- Sold Chain Free
- Catford Station 100 metres
- EPC B

Guide Price £280,000 to £300,000



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Guide Price £280,000–£300,000. Sold Chain Free. This beautifully presented first floor one-bed apartment offers contemporary living just 200 metres from Ladywell Fields and within immediate reach of excellent train links into Central London from both Catford Bridge and Catford stations.

Built in 2018 and finished to a high standard, the apartment is ideal for first time buyers seeking a modern home in a thriving and well-connected neighbourhood.

The apartment has a bright 19ft open-plan living, dining and kitchen area, where large floor-to-ceiling windows fill the space with natural light and open directly onto a private balcony. This creates a seamless transition between indoor and outdoor living, offering an inviting spot for morning coffee, evening meals or simply relaxing on warm summer days.

The kitchen is equipped with high gloss white units, integrated appliances including oven, hob, extractor, fridge-freezer and dishwasher, and is finished with white metro tile splashback.

The double bedroom, over 12ft deep, includes a full-height window that enhances the brightness of the room, along with built-in wardrobes and space for extra furniture.

The bathroom is designed with a hotel-style feel, featuring a white 3-piece suite with shower over bath, WC and a countertop wash-hand basin, complemented by modern fixtures.

Call the Sales Team at Hunters Catford to arrange your viewing.

Lease 146 years. Ground Rent £300pa.
Sold Chain Free.

Trains

100m to Catford Bridge Station, with trains to London Bridge (14 min) and Charing Cross (25 min)

100m to Catford Station, with trains to Blackfriars (20-24 min) and City Thameslink (30-34 min)

Amenities

Sainsbury's Local is on the ground floor. Catford town centre is 750m away, with Tesco's, shops, the Broadway Theatre, plus plenty of food and drink options.

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

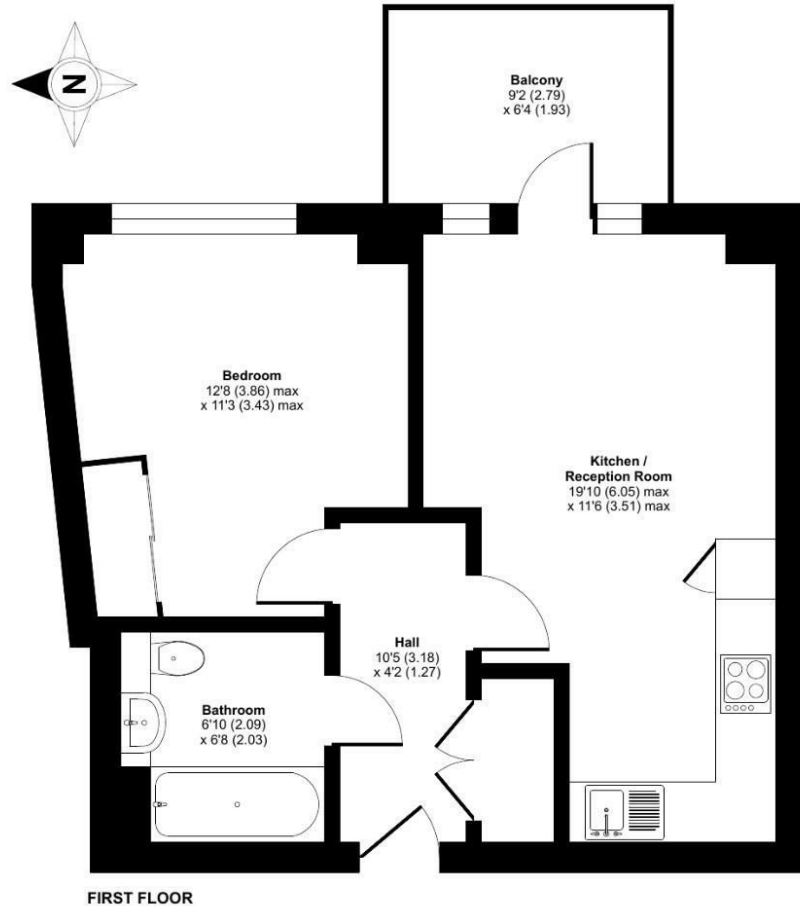




Adenmore Road, London, SE6

Approximate Area = 442 sq ft / 41 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: 1382598

Viewings

Please contact 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) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.