



Grosvenor Court, Adenmore Road, London, SE6 4FD

- Guide Price £350,000-£375,000
- 4th Floor
- Open Floor Kitchen/Diner/Lounge
- 147 Year's Lease
- Catford & Catford Bridge Station 100 metres
- Stunning Two Bed Apartment
- 17ft Private Balcony
- Integrated Appliances
- Local Amenities on Ground Floor
- EPC Grade B

Guide Price £350,000 to £375,000



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Guide Price £350,000-£375,000. Move right into this pristine two-bedroom apartment situated on the 4th floor of a well-maintained development. The apartment offers bright and contemporary living throughout, complemented by a private balcony that provides great views and an inviting space to relax.

The 19sq ft open-plan kitchen / reception room is beautifully presented and incorporates a dedicated dining space. The kitchen comes with a range of integrated appliances - including an oven, hob, extractor, fridge-freezer, and dishwasher and high-gloss units with soft-close doors and drawers. The living area is bathed in natural light, thanks to expansive floor-to-ceiling doors that open directly onto the balcony, creating a seamless connection between indoor & outdoor living.

The main bedroom is tastefully decorated with a soft green feature wall, co-ordinated wooden furniture, and a tranquil outlook. The 2nd bedroom includes built-in wardrobes and provides versatile use as a guest room, home office, or nursery. The bathroom is finished to a high standard with contemporary fittings and a touch of luxury.

This modern building is served by two lifts, and has both a Sainsburys Local and the wonderful Dolce Dessert & Café on the ground floor.

Throughout the apartment, clean modern finishes, neutral tones, and thoughtful design touches provide a sense of calm and comfort. An ideal haven for professionals looking for a contemporary home with excellent access to local amenities, green spaces, and transport links.

Grosvenor Court was built in 2018. Lease 147 years remaining. Ground Rent £350pa.

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

Trains:

Catford Bridge Station 100m

Catford Station 100m

Catford Town Centre 0.4 miles

Ladywell Fields 100m

Ladywell 0.9 miles - cafés & Ladywell Tavern

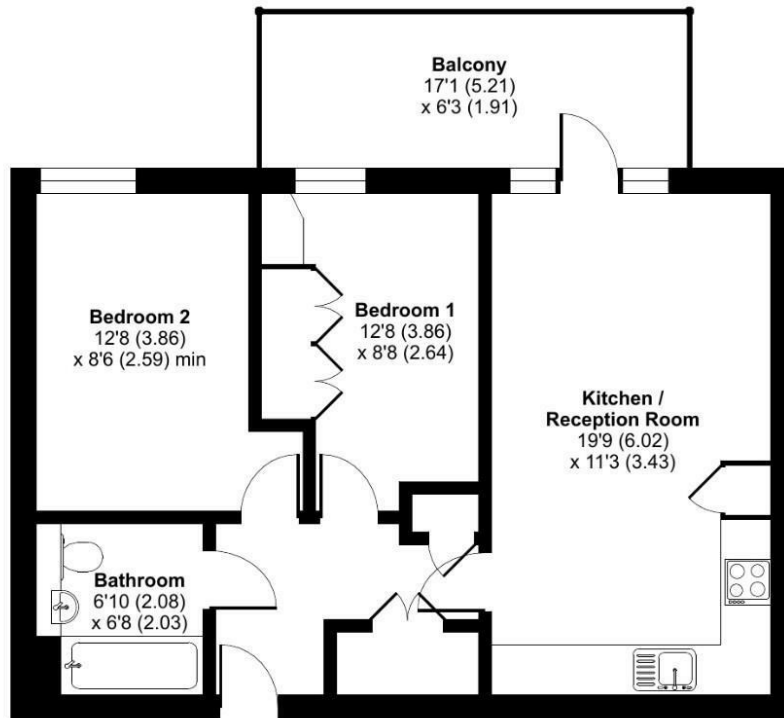




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Approximate Area = 586 sq ft / 54.4 sq m

For identification only - Not to scale



FOURTH 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: 1303230

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	84	84
(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.



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