



Dixie Court, Adenmore Road, London, SE6 4FA

- Guide Price £450,000 – £475,000
- Balcony overlooking the park
- Professionally Redesigned with Contemporary Finish
- Great Views over Ladywell Fields
- Lease 147 years
- Two Double Bed /Two Bath Apartment
- 18ft Open Plan Kitchen/Reception Room
- Allocated Parking
- Catford & Catford Bridge Stations 550 Metres
- EPC Grade B

Guide Price £450,000 to £500,000



Dixie Court, Adenmore Road, London, SE6 4FA

Guide Price: £450,000 – £475,000. A stunning two-bedroom, two-bathroom apartment with balcony, and a beautiful park outlook. Allocated parking. Sold chain free.

Set within the Catford Green development, this exceptional 2nd floor apartment offers a perfect blend of contemporary design and quality finishes, with a strong sense of community within the development.

From the moment you step inside, you're greeted by the warm elegance of newly installed Amtico herringbone-style oak flooring that flows through the hallway and into the impressive 18ft open-plan kitchen/living/dining area. This inviting dual aspect living space leads out to the balcony with beautiful park views and is enhanced by natural light streaming through the full-height windows.

The newly upgraded kitchen has quartz worktops and striking glass tiled splashbacks, all complemented by top-of-the-range integrated appliances. The home has been professionally redecorated in Farrow & Ball green-blue tones, expertly chosen to reflect and enhance the natural surroundings.

Both bedrooms are doubles, with the principal bedroom having an en-suite shower room. The second bedroom has a lovely teal finish and is currently used as a home office. The main bathroom has a three piece suite with shower over bath.

Additional Highlights:

- Thriving residents' community with active WhatsApp group & Residents' Association
- Monthly food market at the end of the road
- Catford & Catford Bridge stations 550m - good connections into Central London.
- Ladywell Fields - 54 acres of green space, wooded areas, river, tennis courts, etc.
- Catford Town Centre 850m- the Broadway Theatre, shops, supermarkets, pubs, etc.
- Lease 147 years. Sold chain free.

This apartment is ideal for anyone seeking modern living in a vibrant and welcoming neighbourhood. Early viewing is highly recommended to appreciate the space, style, and lifestyle on offer.

Please call the Sales Team at Hunters Catford to arrange your viewing.

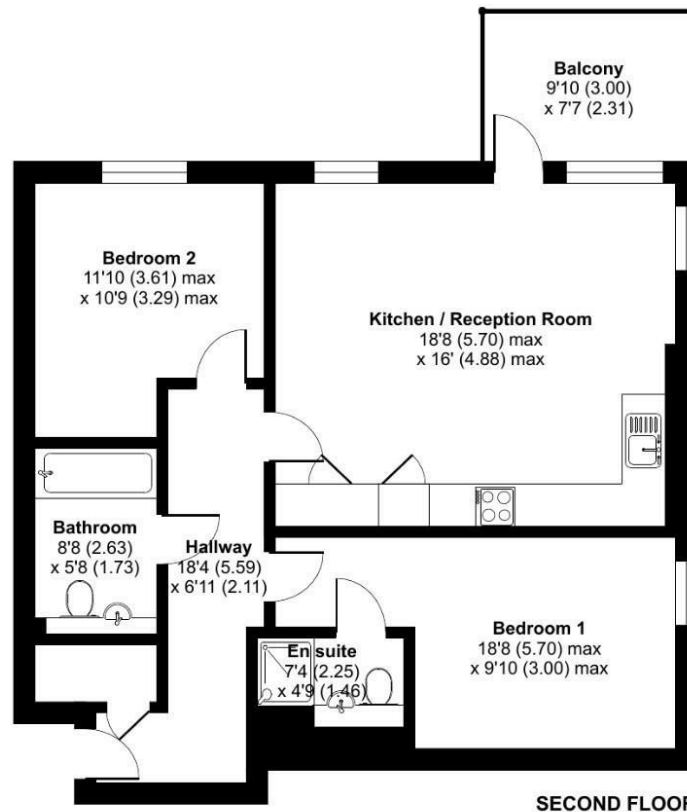




Adenmore Road, London, SE6

Approximate Area = 789 sq ft / 73.2 sq m

For identification only - Not to scale



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	86	86
(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.

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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters. REF: 1278964



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