Appleby Court, Adenmore Road, London, SE6 4EJ

- Guide Price £450,000-£475,000
- Two Bedrooms / Two Bathrooms
- 22ft Open-plan Kitchen / Reception Room
- Overlooking Ladywell Fields
- Catford Bridge & Catford Stations 600 metres
- Third-floor Modern Apartment
- Approx. 830 sq ft
- Private balcony with Stunning Views
- Lease 145 Years
- EPC Rating: B

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Guide Price £450,000 – £475,000. Occupying one of the finest positions within the Catford Green development, this superb third-floor apartment enjoys stunning views across Ladywell Fields from its private balcony. Beautifully presented, the property offers approx. 830 sq. ft of bright, contemporary accommodation with an enviable park-side setting.

The welcoming entrance hall with built-in storage leads to an impressive 23ft open-plan kitchen / dining / reception room. Filled with natural light from full-height glazed doors opening onto the balcony, it provides an ideal space for everyday living and entertaining. The high-gloss kitchen is fitted with integrated appliances and extensive worktops, plus wall and base units.

The 20ft principal bedroom enjoys stunning park views, fitted mirrored wardrobes and a stylish en-suite shower room. The second double bedroom, also with great park views, is ideal as a guest room, nursery or home office, while a contemporary family bathroom with a hotel-style finish completes the accommodation.

Further benefits include double glazing, high energy rating, lift access, secure video entry, a communal bike store and well-maintained communal areas.

Built in 2017, Appleby Court is one of a number of buildings on the Catford Green development where many young professionals have made their home, particularly for the train links to the City, but also to live in the midst of all the greenery of Ladywell Fields.

Lease 145 years. Ground Rent £350pa.

Please call Hunters Catford to arrange your viewing.

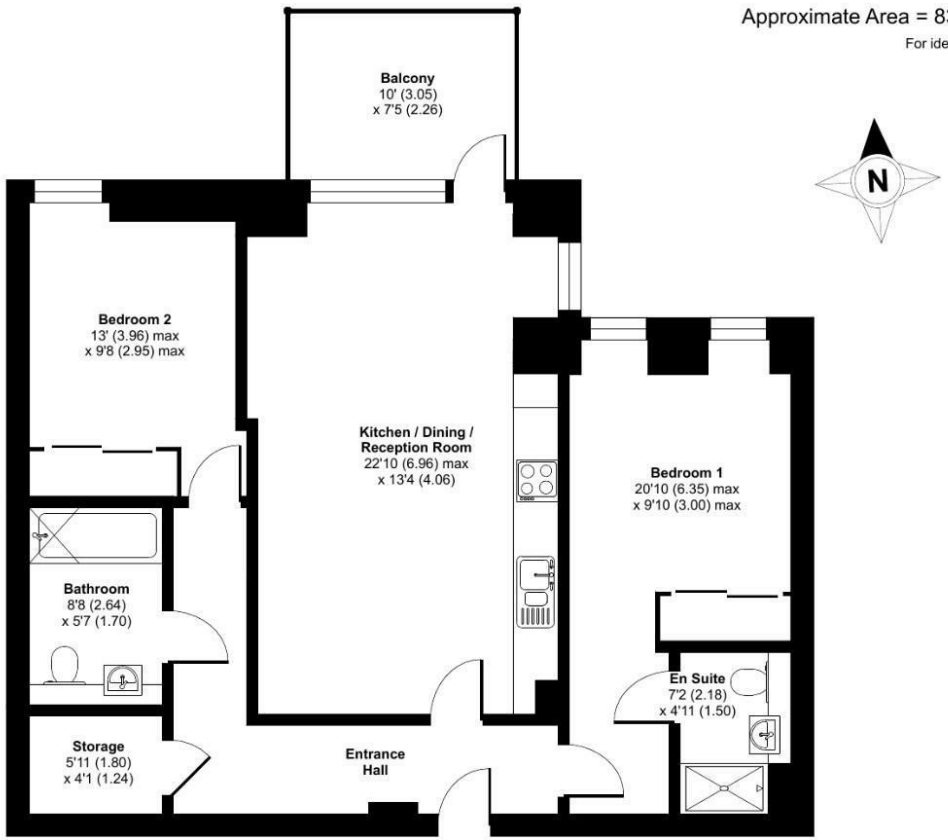
Catford Bridge Station 600m - trains to London Bridge, Cannon Street & Charing Cross
Ladywell Station 900m (walking through the park) trains as above
Catford Station 650m - trains to Denmark Hill (for Kings), Blackfriars and City Thameslink

Ladywell 0.7 miles - coffee shops, cafés and the Ladywell Tavern
Sainsbury's Local by Catford station
Catford town centre 850m - shops, cafes, restaurants, takeaways, supermarkets, etc.

Adenmore Road, London, SE6

Approximate Area = 830 sq ft / 77.1 sq m

For identification only - Not to scale

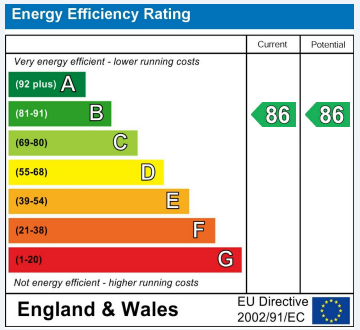


THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hunters. REF: 1498510

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.



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.

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