







Dixie Court, Adenmore Road, London, SE6 4FA

- Guide Price £400,000 to £425,000
- Sold Chain Free
- 20Ft Kitchen / Reception Room
- Ladywell Fields next to Dixie Court
- Ladywell Station 950 Metres
- Contemporary Two-Bed / Two-Bath Apartment
- Balcony with Views to North, East & South
- Sixth Floor
- Catford & Catford Bridge Stations 650 Metres
- EPC B

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Guide Price £400,000–£425,000. Contemporary living with elevated views – this stylish 817 sq.ft. apartment offers two double bedrooms, two bathrooms, a balcony with 180° views and beautifully presented interiors, combining modern comfort with everyday convenience. Sold Chain Free.

At the heart of the home is the 20ft open-plan kitchen, living and dining area, creating an inviting setting for everyday living and entertaining. Floor-to-ceiling glazing floods the room with natural light, while sliding doors open onto the balcony, an ideal spot for outdoor dining or simply relaxing, with amazing views north to the park, east as the sun rises and south looking down Adenmore Road.

The kitchen has high-gloss white wall and base units, contrasting worktops and a range of integrated appliances, including a fridge-freezer, dishwasher, oven, hob and extractor.

Both bedrooms enjoy full-height windows and stylish décor. The principal bedroom is 16ft with an ensuite shower room, and the second offers flexibility as a guest bedroom, children's room or home office. The ensuite features a walk-in shower enclosure, washbasin and WC; the main bathroom is fitted with a full-sized bath and overhead shower. Each enjoys a stylish, hotel-inspired finish with large-format grey tiling and modern fittings.

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 145 years.

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.










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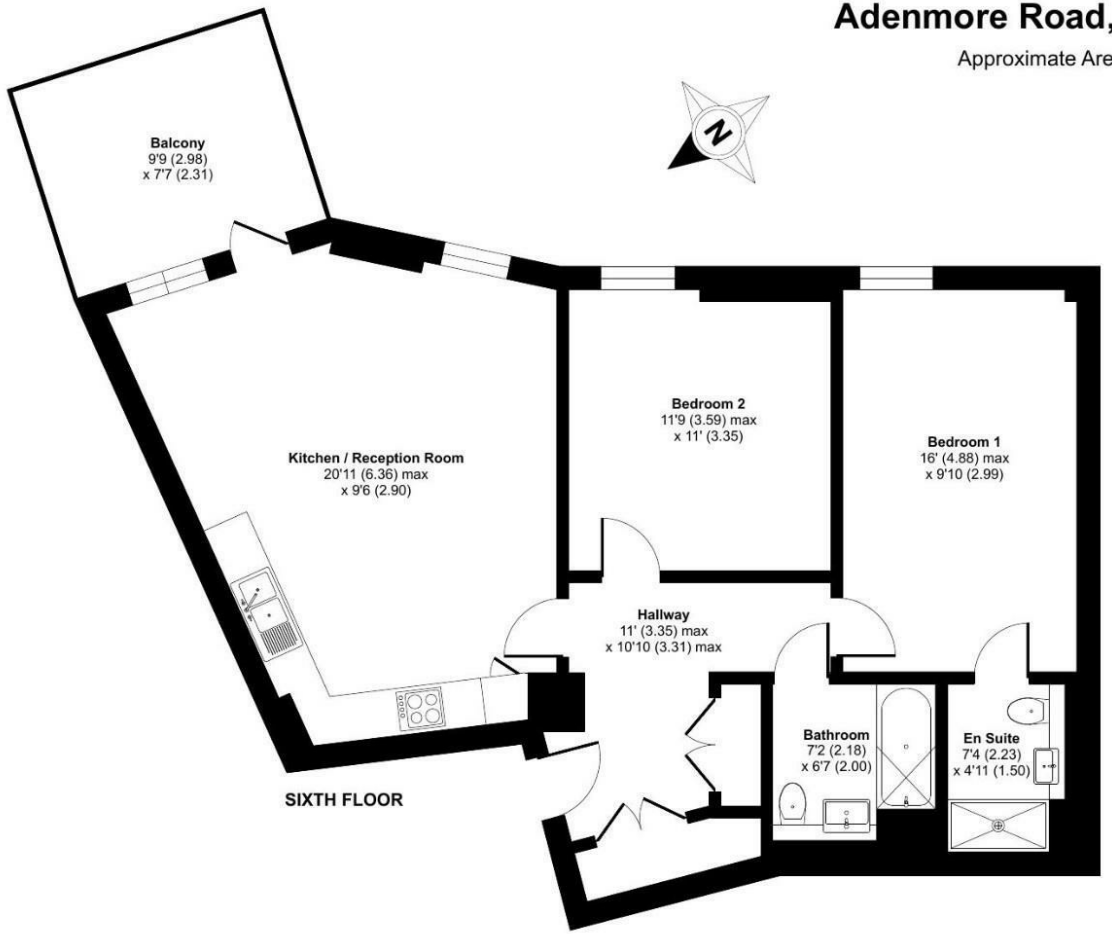
Adenmore Road, London, SE6

Approximate Area = 817 sq ft / 75.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hunters. REF: 1549689

Viewings

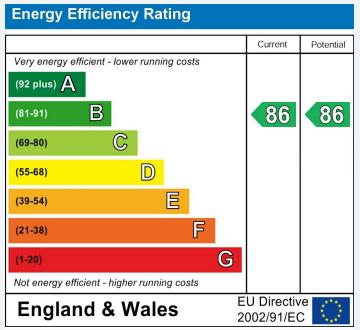
Please contact catford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

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.



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.

The Property Ombudsman

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