



Appleby Court, Adenmore Road, London, SE6 4EJ

- Guide Price £300,000 to £325,000
- Sold Chain Free
- Third Floor
- Lease 146 years
- Ladywell Station 900 metres
- One Bedroom Apartment
- South Facing Balcony
- Ladywell Fields on your doorstep
- Catford Stations 600 metres
- EPC B

Guide Price £300,000 to £325,000



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Guide Price £300,000 to £325,000. Chain Free, one bedroom apartment with south facing balcony and 146 year lease, right on the edge of Ladywell Fields.

Built in 2017 as part of the final stage of the Catford Green development, Appleby Court has one of the best locations right next to Ladywell Fields. The balcony faces south, giving sunshine throughout much of the day.

The hub of the apartment is the open plan kitchen / living / dining area, which is over 26ft long and opens onto the balcony at one end, with the fitted kitchen at the other. The kitchen has high gloss wall and base units with integrated oven, hob, extractor, microwave, fridge freezer and dishwasher.

The double bedroom is over 14ft in length with window to the south, providing a calm retreat at the end of the day. The hotel style bathroom has a white three piece suite with shower over bath.

There are two full height cupboards in the hallway, one of which houses the washing machine with more space beside; and the other provides walk-in storage for so much else.

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 and West End, but also to live in the midst of all the greenery of Ladywell Fields. Appleby Court also has internal bike store on the ground floor.

There are 146 years remaining on the lease. Ground Rent £300pa. Sold Chain Free.

Trains

Catford Bridge Station 600m with trains to London Bridge, Cannon Street & Charing Cross

Ladywell Station 900m (walking through the park) trains to London Bridge and Charing Cross

Catford Station 650m with trains to Denmark Hill (for Kings), Blackfriars and City Thameslink

Amenities

Ladywell 0.7 miles - coffee shops, cafés and the Ladywell Tavern

Sainsbury's Local by Catford station

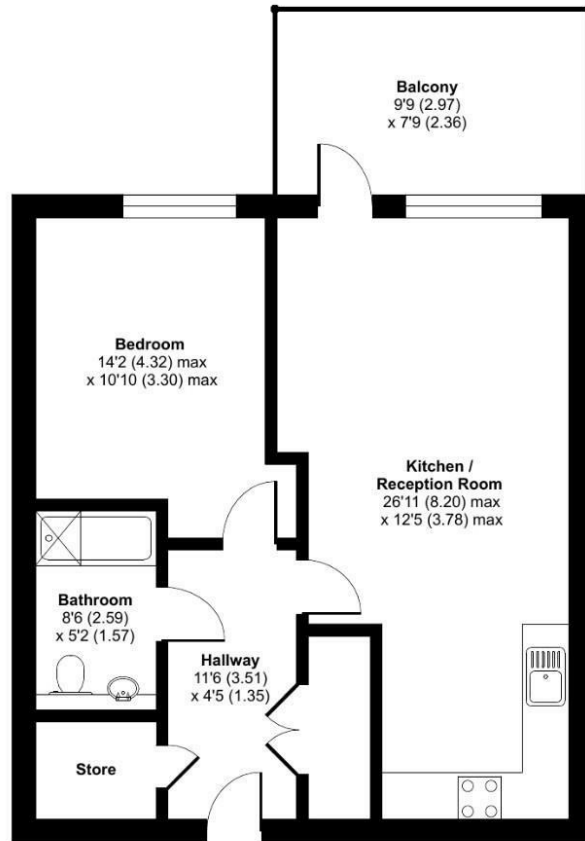
Catford town centre is 850m away, with many shops, cafes and places to drink





Adenmore Road, London, SE6 4EJ

Approximate Area = 586 sq ft / 54.4 sq m
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Hunters. REF: 980952

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	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.



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