



Dixie Court, Adenmore Road, London, SE6 4FA

- Guide Price £350,000 to £375,000
- Balcony overlooking Ladywell Fields
- Lease 148 years remaining
- Catford Stations 600 metres
- One bedroom apartment
- Open Plan kitchen / living / dining area
- Ground Rent £300pa
- EPC B

Guide Price £350,000 to £375,000

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DESCRIPTION

Guide Price £350,000 to £375,000. A stunning one bedroom, sixth floor apartment, with balcony overlooking Ladywell Fields. The apartment has 148 years remaining on the lease plus its own parking space.

Built in 2017 as part of the Catford Green development, the style of the apartment and the great views over the park give you a contemporary home, with good connections to central London, yet in the green surrounds of a lovely park.

The open-plan kitchen / living / dining area has plenty of space for cooking, dining, socialising and relaxing. The dining area opens onto the balcony - great for enjoying warmer evenings. The kitchen is set to one side, and has high gloss white base and wall units, integrated fridge, freezer, dishwasher, microwave, oven, extractor and hob. The hallway has a storage cupboard with space for the washer-dryer plus other items.

The elegant bedroom has a full height window looking out to the park, and space for a wardrobe, plus desk and chair. The bathroom has a high spec, hotel style finish with a three-piece white suite, shower over bath, and wall hanging mirrored cabinet.

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

Trains

Catford Bridge Station 600m

Ladywell Station 900m (walking through the park)

Catford Station 650m

Amenities

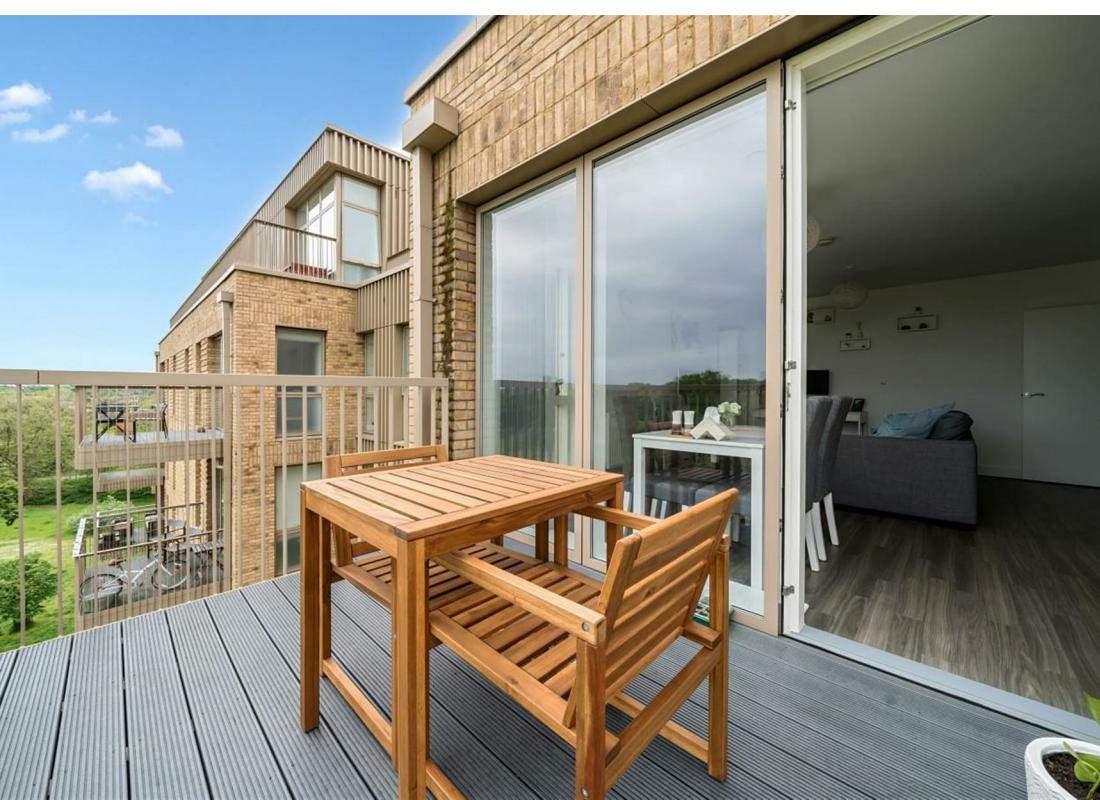
Ladywell 950m - coffee shops, cafés and the Ladywell Tavern

Sainsbury's Local – next to Catford station

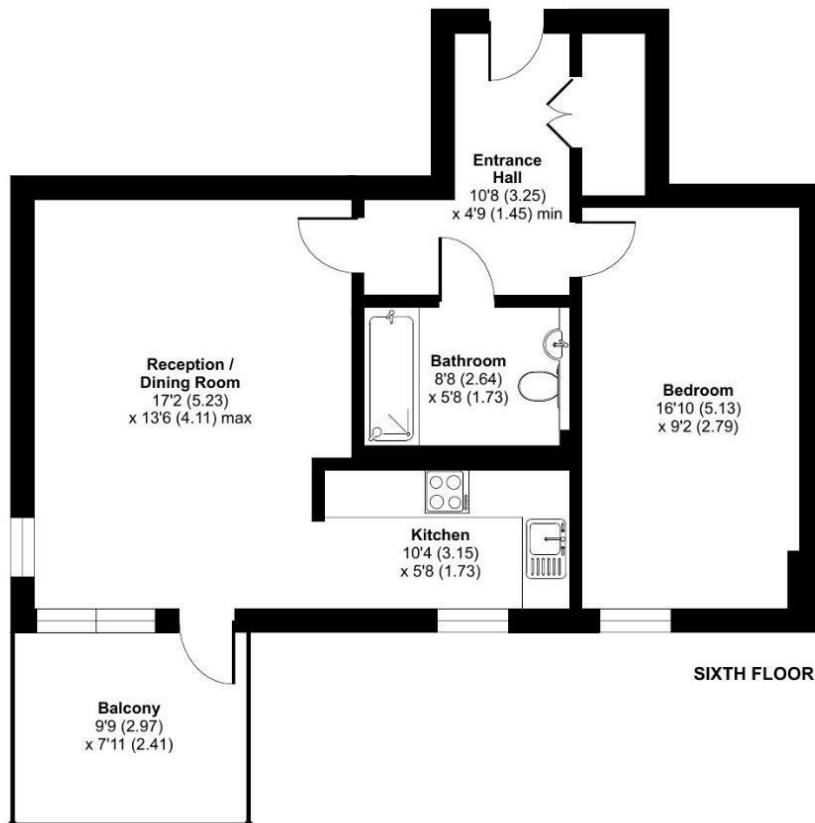
Catford town centre 850m, with many shops, plus the Broadway Theatre, supermarkets, restaurants, pubs and Catford Mews 3 screen cinema complex with café and food market.

Ladywell Fields 54 acres of green space, wooded areas, river, tennis courts, bowling green, cycle route and nature reserve.





Adenmore Road, London, SE6



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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Viewing

Please contact our Hunters Catford Office on 020 8698 7499 if you wish to arrange a viewing appointment for this property or require further information.

153 Rushey Green, Catford, SE6 4BD

Tel: 020 8698 7499 Email:

catford@hunters.com <https://www.hunters.com>



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	85	85
(81-91)	B		
(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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