



## Grosvenor Court, Adenmore Road, London, SE6 4FD

- Guide Price £300,000-£325,000
- Triple Aspect
- Second Floor
- Lease 146 years
- Ladywell Fields 200 metres
- One Bedroom Apartment
- 25ft Open Plan Living / Dining / Kitchen
- Balcony
- Catford Bridge & Catford Stations 100 metres
- EPC Grade B

**Guide Price £300,000 to £325,000**



# Grosvenor Court, Adenmore Road, London, SE6 4FD

Guide Price £300,000-£325,000. A bright one bedroom, second floor apartment, located just 200m from the 54 acres of Ladywell Fields, with excellent train links into Central London from both Catford Bridge and Catford stations.

The apartment has a lovely 25ft open-plan kitchen / living / dining area with windows on two sides to create a sunny, bright room, and opening directly onto a private balcony, which provides an ideal space for eating outside, or enjoying a drink during warm summer evenings. The kitchen comes with a range of integrated appliances (oven, hob, extractor, fridge-freezer and dishwasher) complemented by high-gloss white units with soft close cabinets.

The double bedroom has a full height window, plus built-in wardrobe and space for a chest of drawers. The apartment has a hotel-style bathroom with three piece suite including a shower over the bath.

Lease 146 years  
Ground Rent £300pa

Grosvenor Court was built in 2018. At over 52m2 this is one of the larger one-bedroom apartments within the development, and not to be missed. Please call the Sales Team at Hunters Catford to arrange your viewing.

Trains  
100m to Catford Bridge Station, with trains to London Bridge, Charing Cross and Cannon Street  
100m to Catford Station, with trains to Blackfriars, City Thameslink and Farringdon

Sainsbury's Local is on the ground floor.  
Catford town centre is 750m away, with Tesco's, shops, the Broadway Theatre, plus plenty of food and drink options.  
Ladywell 0.7 miles - coffee shops, cafés and the Ladywell Tavern

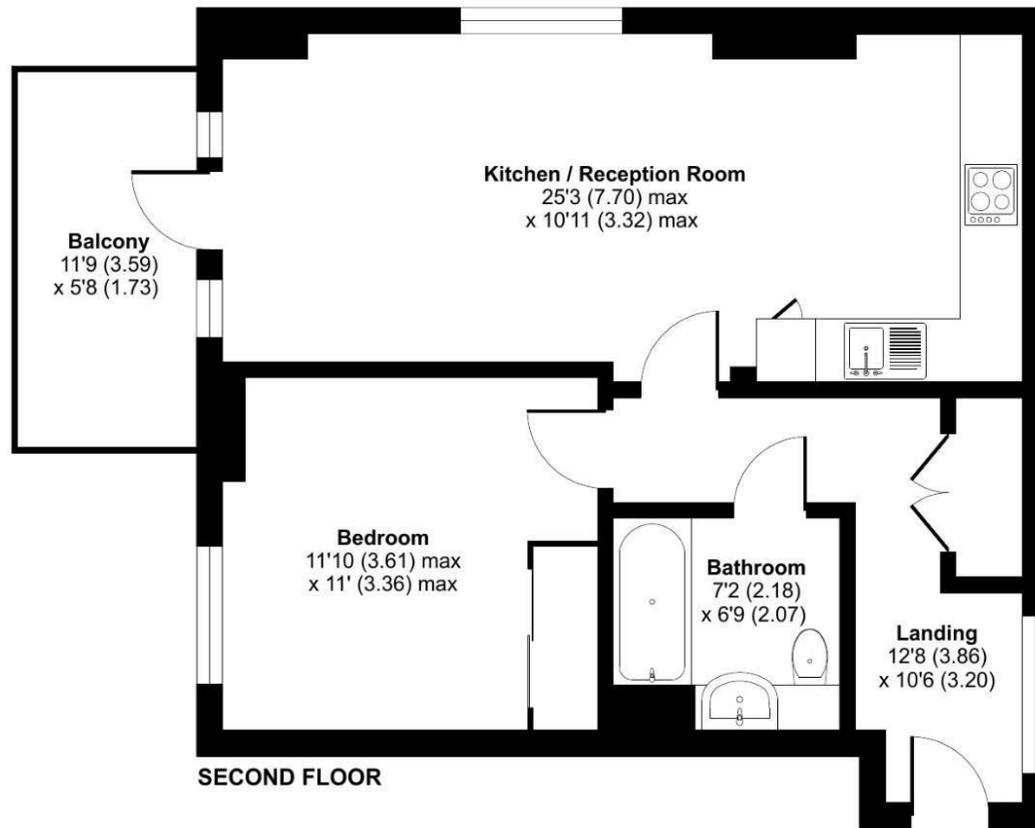
Ladywell Fields has 54 acres of green space, tennis courts, bowling green, cycle route and nature reserve.





# Adenmore Road, London, SE6

Approximate Area = 560 sq ft / 52 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). © n/checom 2025. Produced for Hunters. REF: 1354960

## Viewings

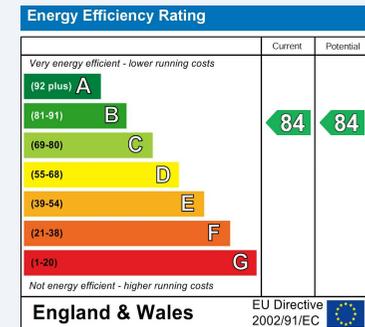
Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## 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.



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