



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

- Offers in excess of £270,000
- Open Plan Living / Dining / Kitchen
- Hotel Style Bathroom
- Catford Bridge Station 100 metres
- Ladywell Fields 200 metres
- One Bedroom Apartment
- 12ft Double Bedroom
- Private Balcony
- Catford Station 100 metres
- EPC B

**Offers In Excess Of £270,000 to £300,000**



# Grosvenor Court, Adenmore Road, London, SE6 4FD - Offers In Excess Of £270,000 to £300,000

## DESCRIPTION

Modern, one bedroom apartment, 200 metres to Ladywell Fields, with train links into central London from Catford Bridge and Catford stations.

The apartment has an open plan living / dining / kitchen area with direct access a private balcony. The contemporary kitchen comes with a range of integrated appliances (oven, hob, extractor, fridge-freezer and dishwasher) with high gloss white units featuring soft close doors and drawers, and white metro tile splashback.

The double bedroom is over 12ft deep with full height window, and space for wardrobe, chest of drawers and bedside tables.

The hotel style bathroom have a white 3 piece suite with shower over bath, WC and counter top wash-hand basin.

The balcony provides an ideal space for eating meals outside during warm summer evenings. There are two railway stations close by, proving good connections to central London.

Grosvenor Court was built in 2018. There are 148 years remaining on the lease.

### Trains

100m to Catford Bridge Station, with trains to London Bridge (14 min) and Charing Cross (25 min)

100m to Catford Station, with trains to Blackfriars (20-24 min) and City Thameslink (30-34 min)

### Amenities

Sainsbury's Local is below on the ground floor. Catford town centre is 750m away, with Tesco's, shops, the Broadway Theatre, Catford Mews three screen cinema, 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.

Call the Sales Team at Hunters Catford to arrange your viewing.





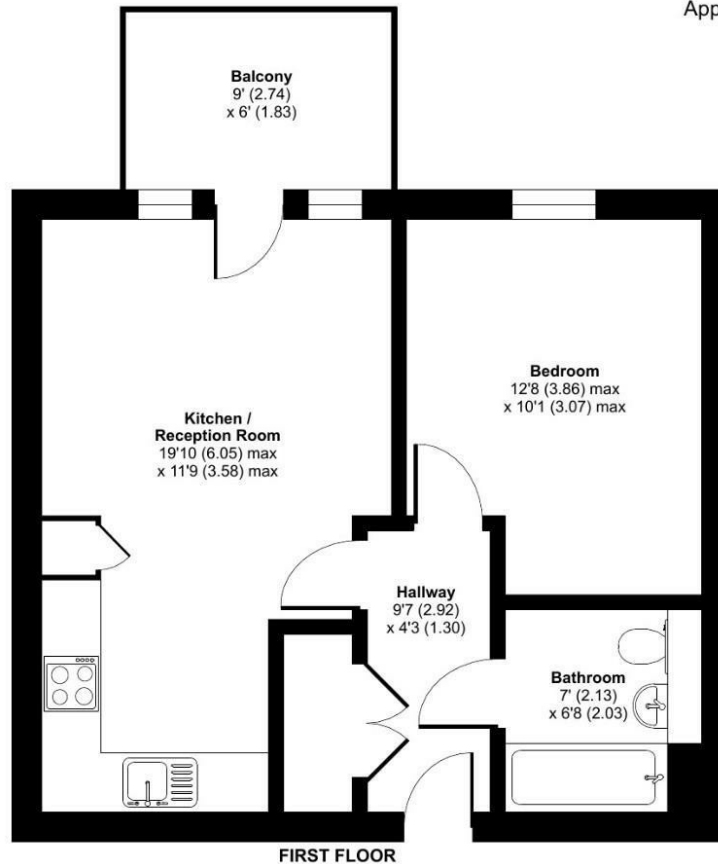




## Grosvenor Court, Adenmore Road, London, SE6

Approximate Area = 446 sq ft / 41.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters. REF: 1104720

### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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.

**HUNTERS®**  
HERE TO GET *you* THERE



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