



## Westmead Court, Adenmore Road, London, SE6 4EB

- Guide Price: £300-325k
- First Floor
- Private Balcony
- Lease 148 years
- Ladywell Fields 50 metres
- One Bedroom Apartment
- Kitchen / Living / Dining Area
- No onward chain
- Catford Stations 550 metres
- EPC B

**Guide Price £300,000 to £325,000**

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## DESCRIPTION

Guide Price £300,000 to £325,000. A contemporary one bedroom, first floor apartment, with a long lease, and ready to move in – ideal for a first time buyer looking to find their first home, close to stations for central London, yet also close to parks for fitness and relaxation, with pubs, cafes and restaurants nearby for the weekend.

And if you are working from home, then there is space for a desk in the lounge, or bedroom, or by the window in the hallway. Alternatively you can use the built in breakfast bar. And then when the weather warms up, sit on your balcony with your laptop or a glass of wine – as you prefer!

The kitchen / living /dining area is over six metres in length, giving plenty of space for a dining table, sofa, chairs and TV, and opens onto your own private balcony. The kitchen has high gloss white base and wall units, built in breakfast bar, along with integrated fridge, freezer, dishwasher, microwave, oven, hob and extractor.

The double bedroom has a built-in full height, double wardrobe, and there is space for a king size bed and chest of drawers. The bathroom has a high spec, hotel style finish with three-piece white suite, shower over bath and wall hanging mirrored cabinet. The hallway has two large storage cupboards off it, with space for your washing machine, shoes, etc.

There are 148 years remaining on the lease. Ground rent is £300pa. Size: 52.9m<sup>2</sup>. Sold with no onward chain.

### Trains

Catford Bridge Station 550m with trains to London Bridge, Cannon Street & Charing Cross

Ladywell Station 900m (walking through the park) trains as above

Catford Station 600m with trains to Denmark Hill (for Kings), Blackfriars and City Thameslink

### Amenities

Ladywell 0.8 miles - coffee shops, cafés and the Ladywell Tavern

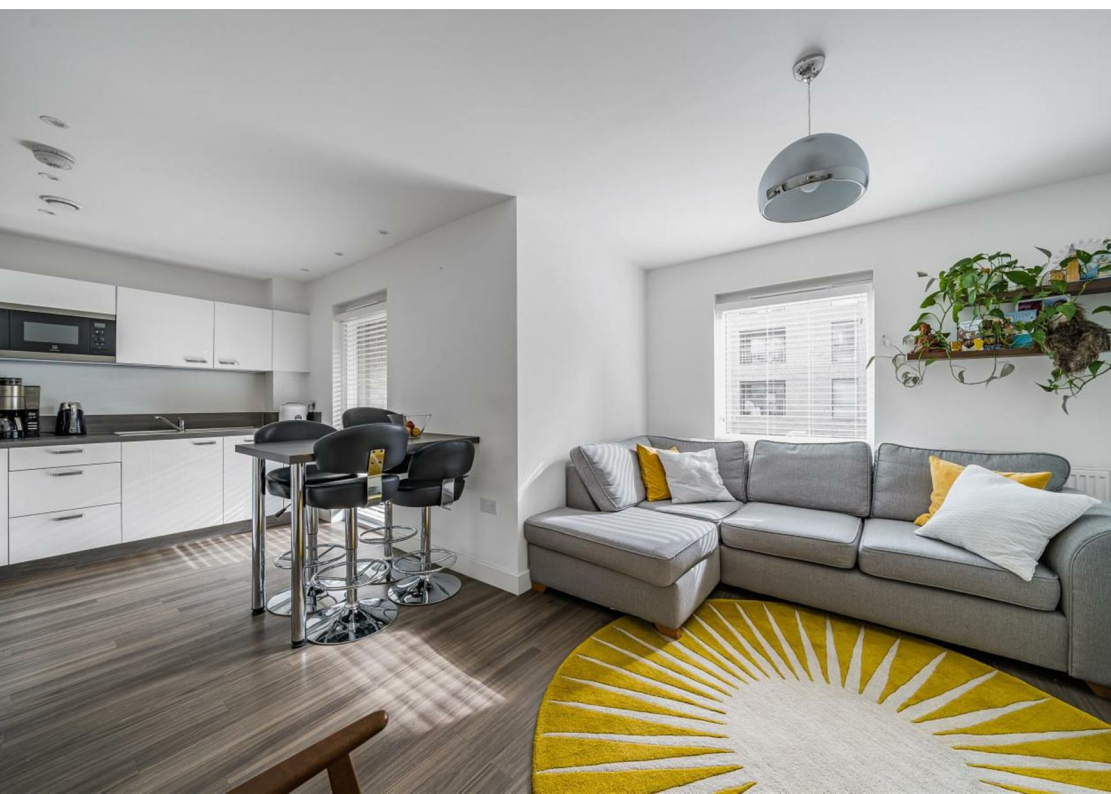
Sainsbury's Local by Catford station

Catford Mews 3 screen cinema complex with café and food market

Catford town centre is 750m away, with many shops, plus the Broadway Theatre, supermarkets, restaurants and pubs.





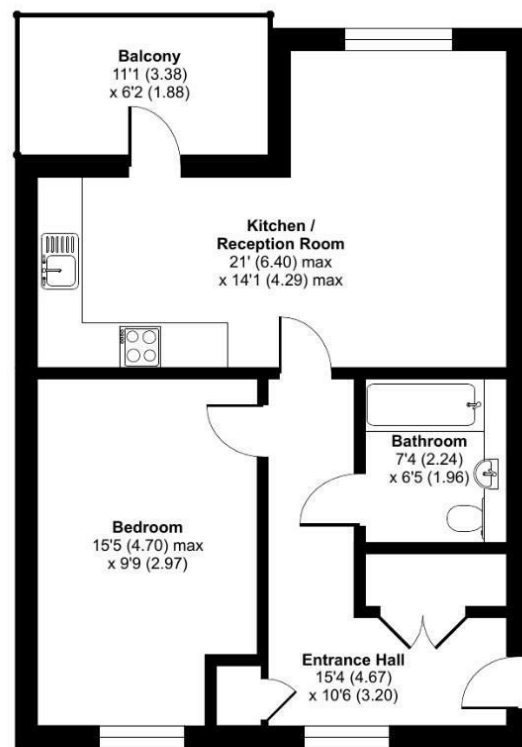




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Approximate Area = 569 sq ft / 52.9 sq m

For identification only - Not to scale

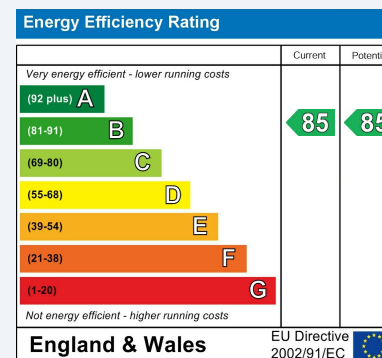


FIRST FLOOR



## 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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hunters. REF: 955718

## 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.

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