



## Dixie Court, Adenmore Road, London, SE6 4FA

- Guide Price: £450-475k
- Two double bedrooms
- Balcony over Ladywell Fields
- Built 2017
- Catford Bridge Station 600m
- Chain Free
- Kitchen / living / dining area
- Stunning views
- Lease remaining 147 years
- EPC B

**Guide Price £475,000 to £500,000**

**HUNTERS®**

HERE TO GET *you* THERE

# Dixie Court, Adenmore Road, London, SE6 4FA

Guide Price: £450,000 to £475,000. Chain Free. Stunning views. Park Side. A contemporary and stylish two-bedroom, two-bathroom apartment, with a 147 year lease, in the Catford Green development.

Built in 2017, this wonderful sixth floor apartment has a balcony overlooking Ladywell Fields with stunning 180° views across the park and trees to the west, north and east.

The open-plan kitchen / living / dining area is nearly 7 metres in length, with plenty of space for cooking, dining, socialising and relaxing. The lounge area has access to the balcony - great for enjoying warmer evenings.

The kitchen has high gloss white base and wall units, integrated fridge, freezer, dishwasher, oven, hob and extractor, along with herringbone pattern white metro tiles.

Bedroom 1 has a full height window looking out on the park, space for a large double bed, plus desk, chair, wardrobe and chest of drawers, with an en-suite shower room adjoining.

Bedroom 2 also has a full height window looking out on the park - ideal as a double bedroom, or a nursery, guest room, or home office.

The bathroom has a high spec, hotel style finish with a three-piece white suite, shower over bath, and wall hanging mirrored cabinet.

The current owners love the light, the privacy and the view of the London skyline. Overlooking the park means that most of their view is of greenery. They love Ladywell being nearby and the straightforward commute to Charing Cross by train, without the need to use the Tube.

## Trains

Catford Bridge Station 600m

Ladywell Station 900m (walking through the park)

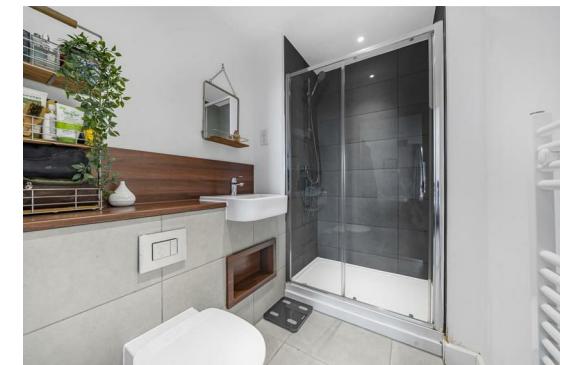
Catford Station 650m

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.



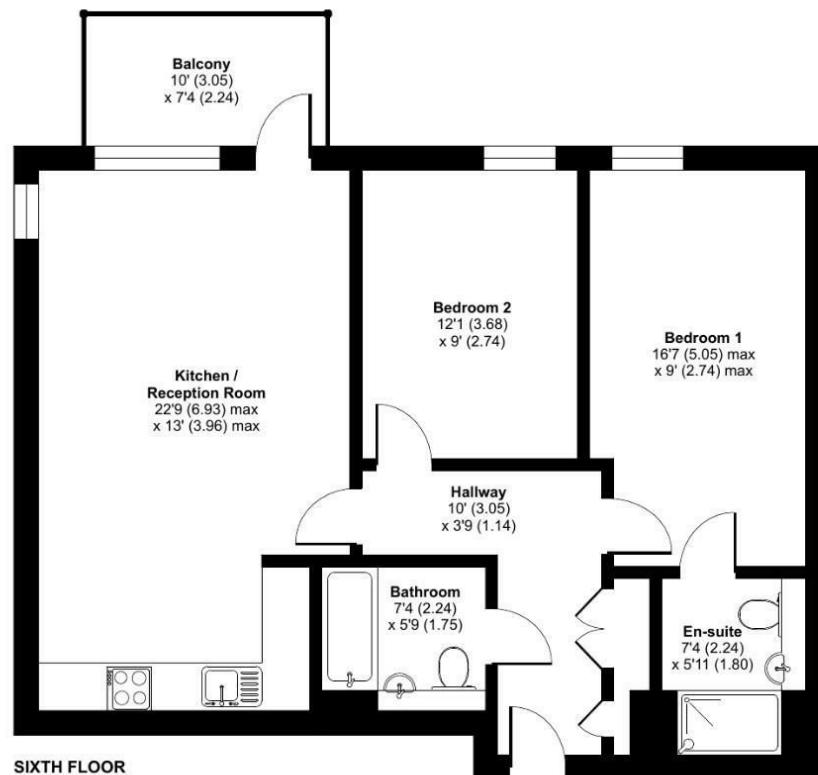




## Adenmore Road, London, SE6

Approximate Area = 741 sq ft / 68.8 sq m (excludes balcony)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
Produced for Hunters. REF: 947753

## 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

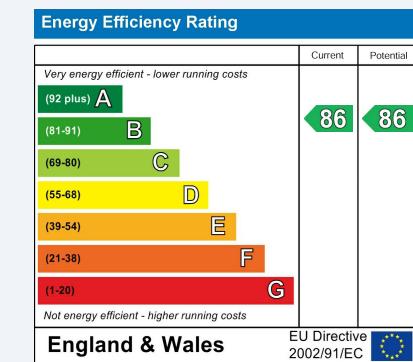
Tel: 020 8698 7499 Email:

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.



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