



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

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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.



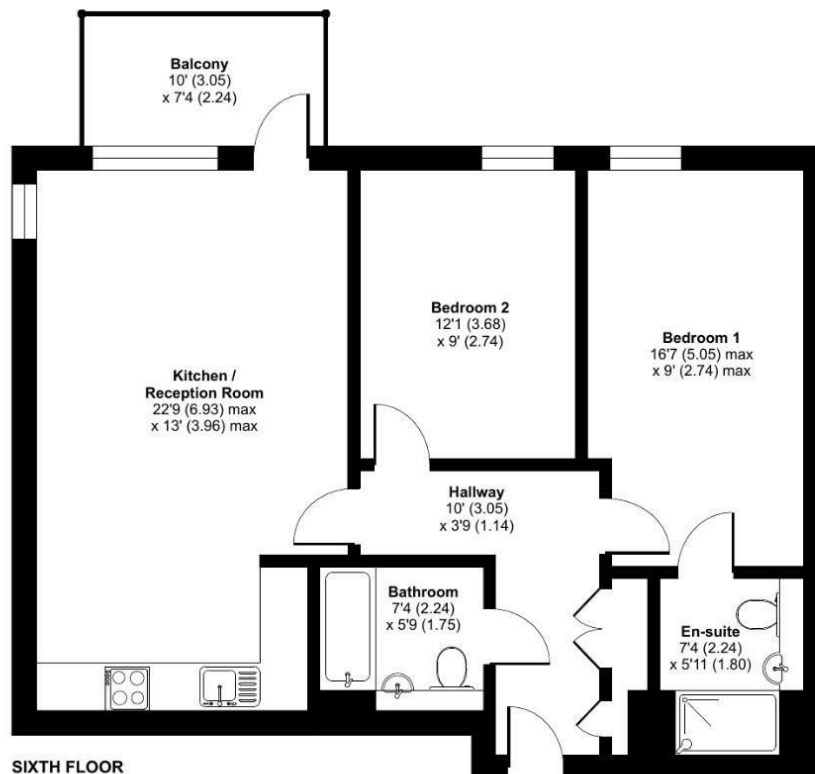




Adenmore Road, London, SE6

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

For identification only - Not to scale



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

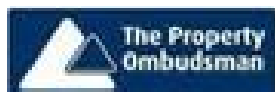
Viewing

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

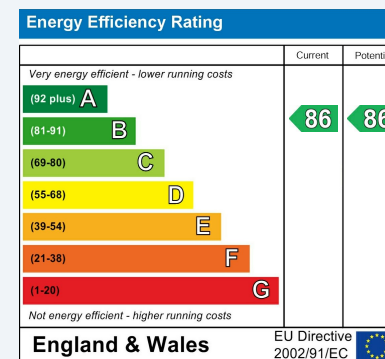
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ENERGY PERFORMANCE CERTIFICATE

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.



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