



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

- Two bedrooms
- Sold Chain Free
- Fifth Floor
- Catford & Catford Bridge stations 0.1 miles
- EPC B
- Two balconies
- Dual Aspect
- Open plan kitchen / living / dining
- Sainsbury's Local downstairs

Offers In Excess Of £325,000

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

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

Wonderful two-bedroom, dual aspect apartment on the fifth floor of Grosvenor Court with two balconies and stunning views to the south and east. Sold Chain Free.

This apartment has a lovely open plan kitchen / living / dining area leading onto to one of two private balconies - great for eating outside in the warm summer evenings. The contemporary kitchen comes with a range of integrated appliances (oven, hob, extractor, fridge-freezer and dishwasher) with high gloss units featuring soft close doors and drawers.

The double bedroom is over 12ft deep with a full height door and windows onto the second balcony, plus a built in wardrobe, and space for a chest of drawers and bedside table.

The second bedroom is also over 12ft deep and also has full height windows.

The hotel style bathroom has a white 3 piece suite with shower over bath, WC and counter top wash-hand basin, plus built in storage.

Grosvenor Court was built in 2018 and provides a superb location if you want to commute into central London (with two rail stations on your doorstep) and want to enjoy parks, open spaces, river walks, cafes, restaurants and pubs at the weekend, plus having Ladywell, Honor Oak, Forest Hill, Greenwich, Beckenham and Blackheath within close travelling distance.

Lease 147 years remaining. Ground Rent £350pa. Sold Chain Free.

Please call the Sales Team at Hunters Catford to arrange your viewing.

## Trains:

Catford Bridge Station 100metres with trains to London Bridge and Charing Cross

Catford Station 100 metres with trains to Blackfriars, City Thameslink and St Pancras.

## Amenities:

Sainsbury's Local, café and barbers - downstairs on the ground floor.

Catford Centre 0.4 miles - Tesco, high street shops, Broadway Theatre.

Ladywell 0.9 miles - coffee shops, cafés and the Ladywell Tavern

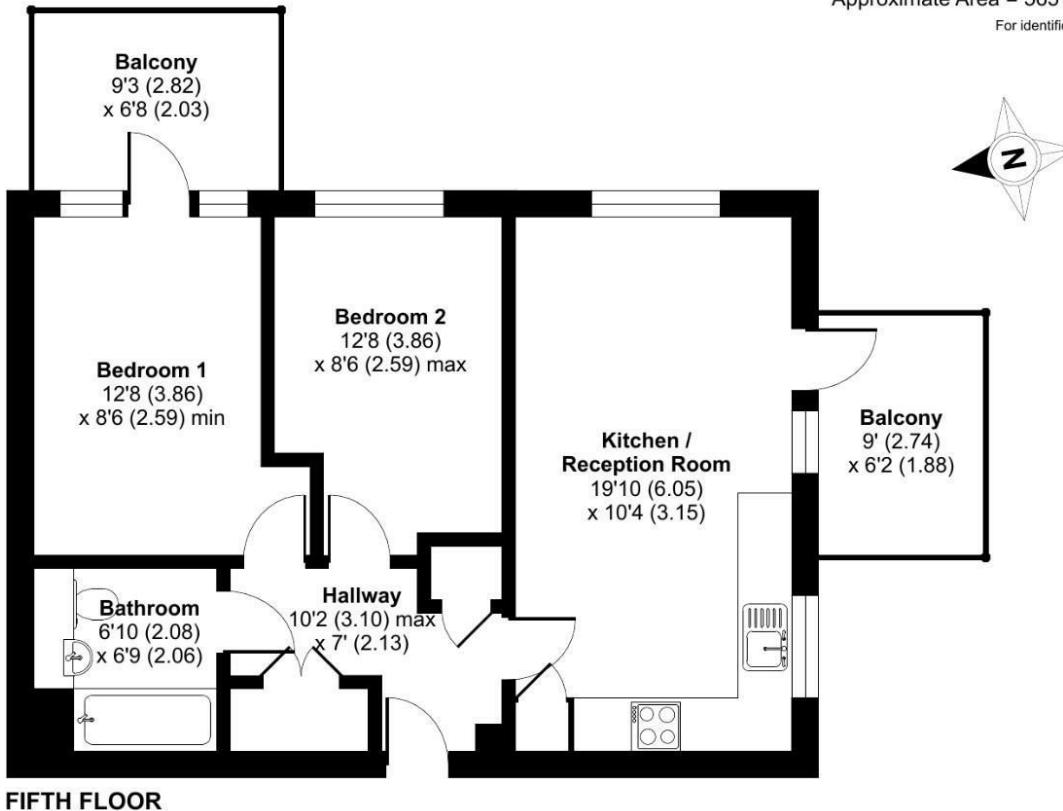
Ladywell Fields 100 metres - 54 acres of green space, tennis courts, bowling green, cycle route and nature reserve.





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Approximate Area = 565 sq ft / 52.5 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). ©nchecom 2024. Produced for Hunters. REF: 1226405

## 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	84	84
(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.



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