



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

- Two bedroom apartment
- 22ft kitchen / reception room
- Over 1,000sq ft
- Catford Bridge Station 600m
- Next to Ladywell Fields
- Two bathrooms (one ensuite)
- Fourth floor / South facing balcony
- Allocated Parking
- Catford Station 650m
- EPC B

**£2,000 Per Month**

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

# Dixie Court, Adenmore Road, London, SE6 4FA - £2,000 Per Month

## DESCRIPTION

Luxurious 1,000sq ft apartment with two double bedrooms and two bathrooms, with allocated parking and great views.

Built in 2017, this wonderful fourth floor apartment has a south facing balcony off the 22ft open-plan kitchen / living / dining area. There is plenty of space for cooking, dining, socialising and relaxing.

The kitchen has high gloss white base and wall units, integrated fridge, freezer, dishwasher, oven, hob and extractor, along with a contrasting black metro tile splashback.

Bedroom 1 (over 18ft) has a full height window, space for a large double bed, plus desk, chair, built in wardrobe and chest of drawers, with an en-suite shower room adjoining.

Bedroom 2 (over 13ft) also has a full height window and is ideal as a double bedroom or home office.

Both bathrooms have a high spec, hotel style finish with a three-piece white suite, shower / bath, and wall hanging mirrored cabinet.

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

### Trains

Catford Bridge Station 600m

Ladywell Station 900m (walking through the park)

Catford Station 650m

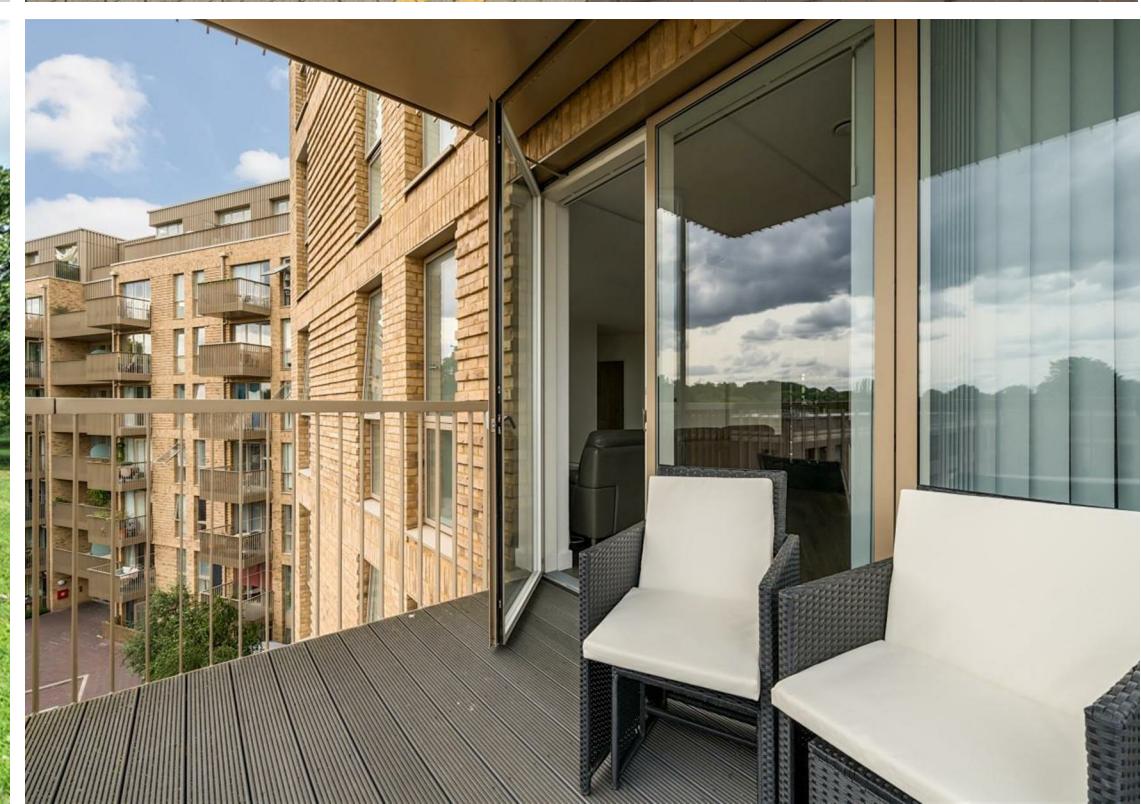
Ladywell 950m - coffee shops, cafés and the Ladywell Tavern

Sainsbury's Local – next to Catford station

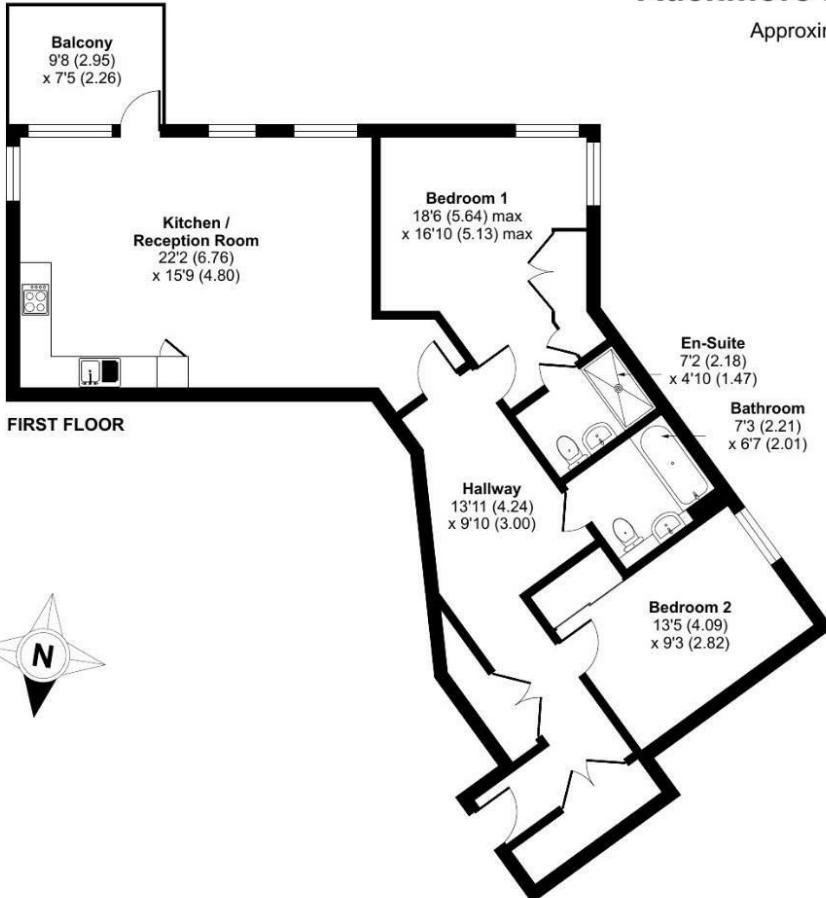
Catford town centre 850m, with many shops, plus the Broadway Theatre, supermarkets, restaurants, pubs and Catford Mews 3 screen cinema complex with café and food market.

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 = 1043 sq ft / 96.8 sq m  
For identification only - Not to scale

## 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	87	87
(81-91) B		
(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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.  
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### 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.



153 Rushey Green, Catford, SE6 4BD  
Tel: 020 8698 7499 Email: [catford@hunters.com](mailto:catford@hunters.com) <https://www.hunters.com>

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