

STANFORD

— ESTATES —

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2 bedroom

Guide price £400,000

Adenmore Road, Catford

Read all about it...

This ideal dual aspect apartment in a modern development is situated on first floor with superb transport links. The well-proportioned lounge diner, offers fabulous space which can be separated for dining and lounging and has direct access to a private balcony. Internally the property has been finished to a very high spec with fantastic fully fitted kitchen and luxury bathroom suite.

The development has been finished with a pedestrian area and landscaping down the river running through the whole site and is ideally placed for busy commuters with fast, direct access to London Bridge, Charing Cross, Cannon Street and Blackfriars. As well as connecting lines to London Victoria and to the Northern & Bakerloo Lines at Elephant & Castle. Change at Lewisham for the DLR.

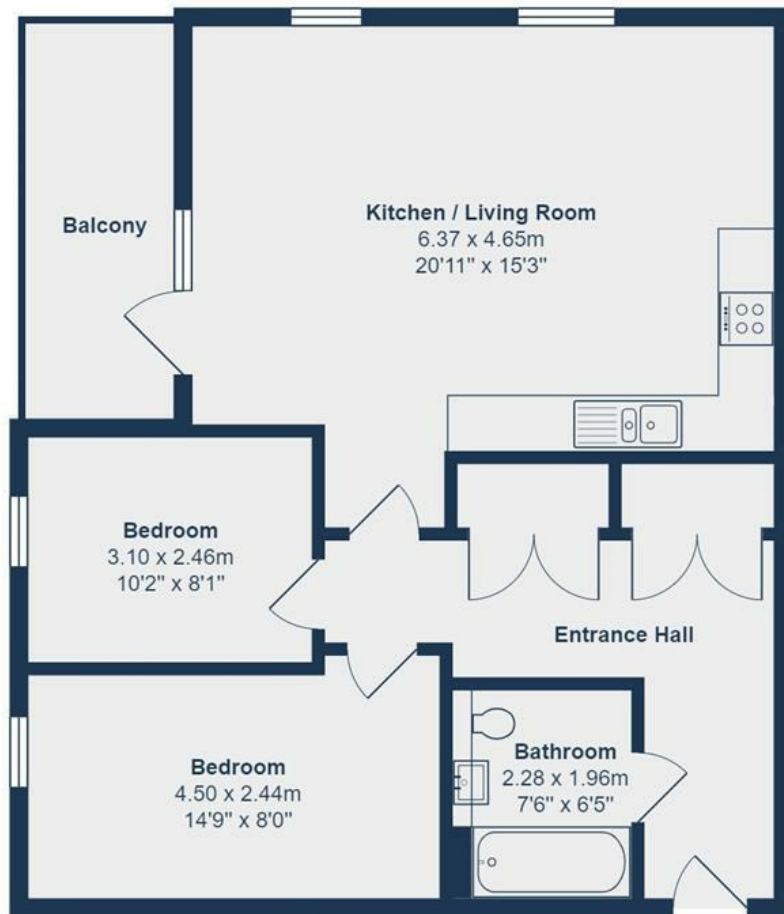
Within walking distance in the up and coming centre of Catford, with electric places to eat and drink including Ninth Life and Bottle Bar, there is also the once a month street food market on Catford Broadway. Also just a short walk away; the development leads on to the wonderful Ladywell Fields, a mixed use urban park with the Ravensbourne River running through the centre and Ladywell Village at the other end.

Approx Internal Area: 752.00 sq ft

- First Floor Flat
- Secure Bike Storage
- Private Balcony
- Two Double Bedrooms
- Excellent Transport Links
- Long Lease

To arrange a viewing please call us on: **020 8690 3656**





FIRST FLOOR

Total Area: 69.8 m² ... 752 ft² (excluding balcony)

All measurements are approximate and for display purposes only

GROUND FLOOR

Entrance Hall

Kitchen/Living Room

20'11" x 15'3"

Spotlights, 2 triple glazed windows, 2 radiators, fitted carpet, triple glazed door to balcony.

Kitchen: Matching wall and base units, laminate worktop, 1 1/2 sink with drainer, radiant hob with extractor, tiled splashback, electric oven, built-in fridge/freezer, dishwasher and microwave, tiled flooring, two pendant lights.

Bedroom

14'9" x 8'0"

Pendant ceiling light, tripled glazed window, radiator, fitted carpet.

Bedroom

10'2" x 8'1"

Pendant ceiling light, triple glazed window, radiator, fitted carpet.

Bathroom

7'6" x 6'5"

Spotlights, wall units, white 3-piece suite, bath with over shower, tiled surround and glass screen, basin, WC, heated towel radiator, tiled flooring.

OUTSIDE

Balcony

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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Viewer notes...



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