



Dixie Court, Adenmore Road, SE6 4FB

£450,000 OIEO Leasehold

Part of the modern and much sought-after Catford Green development, this fantastic, 2-bedroom, 2-bathroom, 4th floor apartment comes with its own south facing private balcony and also with allocated private parking, which is a really great added bonus. There may be also a possibility of a sale with no chain (to be confirmed).

Catford Green is a collection of stylish flats backing onto the open spaces of Ladywell Fields, equidistant from the centres of both Catford and Ladywell. Boasting high spec fixtures and integrated appliances in the kitchen, the flat offers all the benefits of modern living in a great location for connections into town.

It comprises a light-filled reception room which opens out to a sleek, high-gloss kitchen with integrated appliances, including oven & hob. There are 2 double bedrooms, there is a stylish family bathroom and another separate shower room. The property also offers ample storage space with 3 storage cupboards (one of which doubles as a utility cupboard) and two fitted wardrobes. The open private balcony is off the reception room, provides amazing views to the south, and is a perfect place for a Sunday morning coffee.

The development is flanked by 2 stations meaning that London's major stations are all easily accessible including 12 minutes to London Bridge, 17 minutes to the City and 20 minutes to Charing Cross. Denmark Hill and Blackfriars are also easily reachable via Catford BR station. Lewisham DLR is just one or two stops away for services to Canary Wharf. There are also a number of bus routes to choose from, as well.

A range of amenities can be found in the centres of Catford and Ladywell including independent coffee shops, restaurants and local retailers. There is also the Catford Broadway theatre, offering shows throughout the year.

The development is located just next to the wonderful Ladywell Fields, an urban park, with the Ravensbourne River running through the centre and Ladywell Village at the other end.

Photos



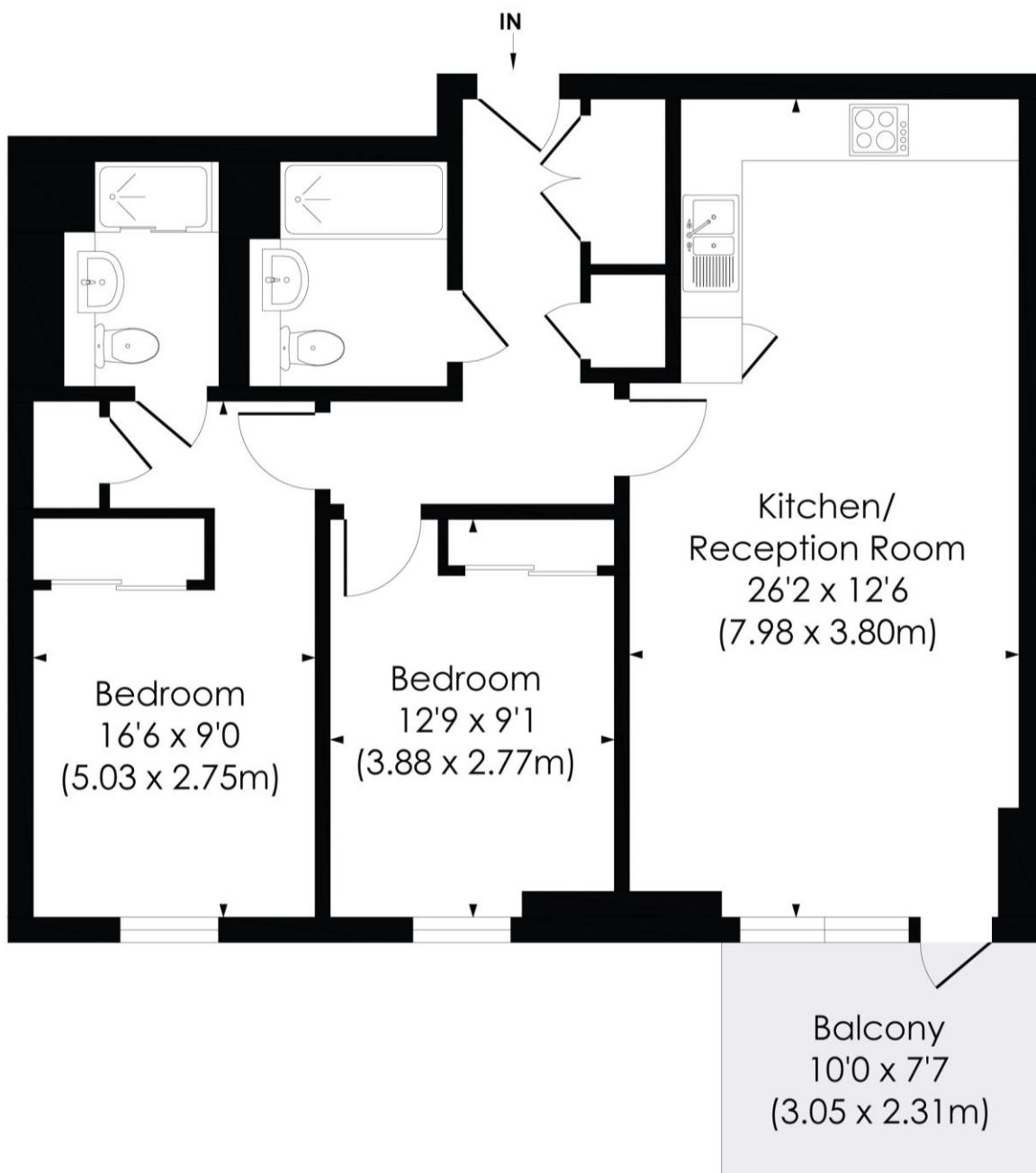
Photos



Floor plan

Approx. Gross Internal Floor Area

800 Sq. ft/ 74.36 Sq. m



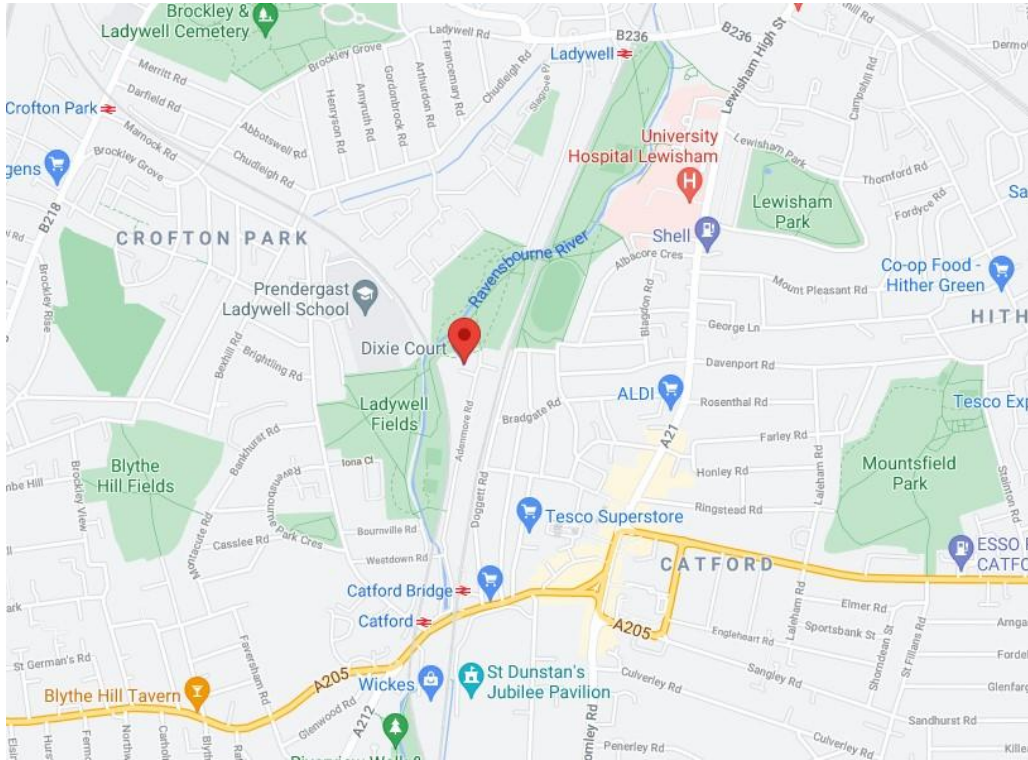
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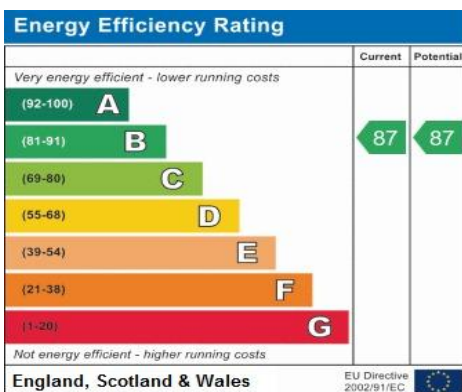
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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Additional Information



Energy Performance Certificate



Property Information

Tenure: Leasehold – approx. 151 years remaining
 Service charge: - £1,600 per annum approx.
 Ground rent: - £350.00 per annum



Catford, Catford Bridge, Ladywell

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Lewisham



Important information

These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form. Ref: 060.21dm