



Appleby Court, Adenmore Road, SE6 4EJ

£425,000 Leasehold

Part of the modern and much sought-after Catford Green development, this stunning, 2-bedroom, 2-bathroom 4th floor flat comes with its own park facing private balcony, and an impressive view across Ladywell Fields towards Central London and The City.

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. There are 2 bedrooms, both overlooking the park, an en-suite shower room and a family bathroom. The open private balcony is off the reception room with amazing views over Ladywell Fields and the City; a perfect place for a Sunday morning coffee.

The flat 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. Lewisham DLR is just one stop away for services to Canary Wharf. There are also a number of bus routes to choose from as well.

The centres of Catford and Ladywell boast a range of amenities including independent coffee shops, a yoga studio, bottle shops and the Catford Mews – a newly developed cinema and street food venue.

There is also the Catford Broadway theatre, offering shows and a cocktail bar throughout the year.

Photos



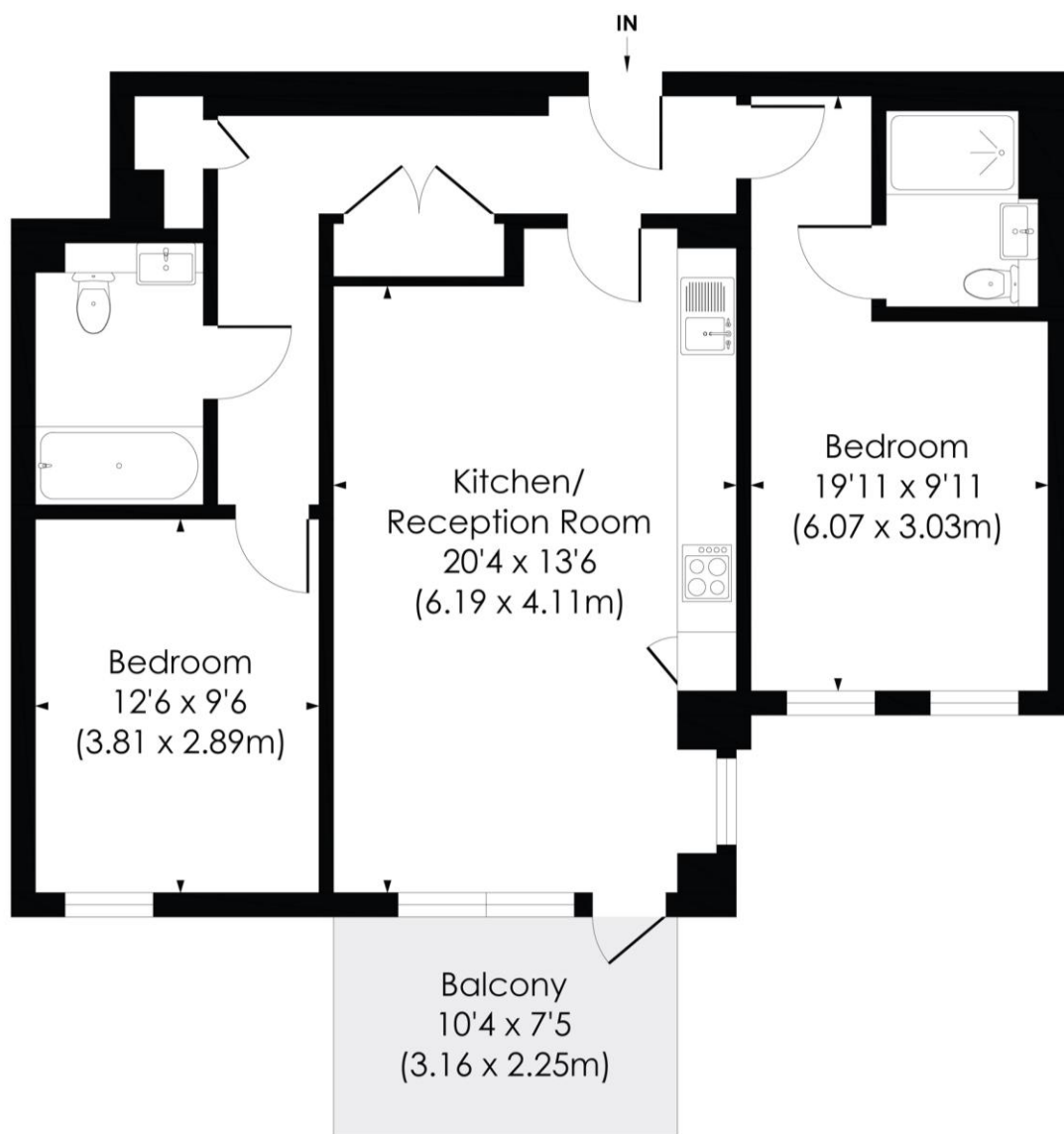
Photos



Floor plan

Approx. Gross Internal Floor Area

816 Sq. ft/75.82 Sq. m



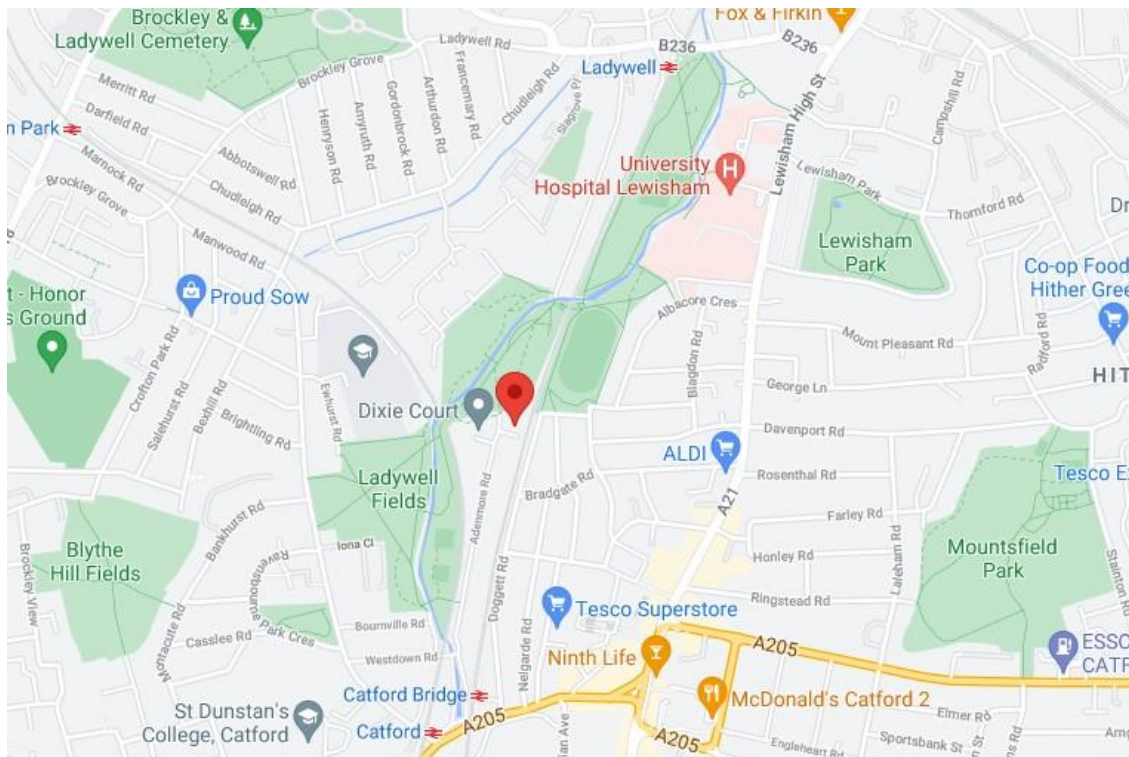
FOURTH FLOOR

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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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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, Scotland & Wales		
	EU Directive 2002/91/EC	

Property Information

Tenure: Leasehold – Approximately 150 Years remaining
 Service charge: £1,800 pa
 Ground rent: £350 pa



Catford/Catford Bridge/Ladywell

Lewisham Sales

T: 020 8690 8888

E: info@sebastianroche.com | W: s-roche.com



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: 089.21