



## Ferdinand Court, Adenmore Road, SE6 4BL

£385,000 O.I.E.O. Leasehold

A spacious 2-bedroom, 2-bathroom apartment, with private balcony, set on the 7th floor, and is located within the prestigious Catford Green Development. Possibly sold with no chain, if required.

This modern apartment is neutrally decorated throughout and benefits from a master bedroom with built-in fitted wardrobe and a stylish en-suite shower room, bedroom two is a good-sized double bedroom, the large reception room provides access to the balcony with stunning views over London.

The reception area has space to dine and runs through to the contemporary kitchen which includes built-in appliances, oven, hob and dishwasher. There is also another stylish family bathroom.

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, into Canary Wharf.

Within walking distance in the up and coming centre of Catford, with plenty of places to eat and drink. There is also the once a month street food market on Catford Broadway, as well as the famous Art Deco Broadway Theatre with various shows throughout the year.

Just a short walk away; the development leads on to the wonderful Ladywell Fields, a public park with the Ravensbourne River running through the centre and Ladywell Village at the other end.

Photos



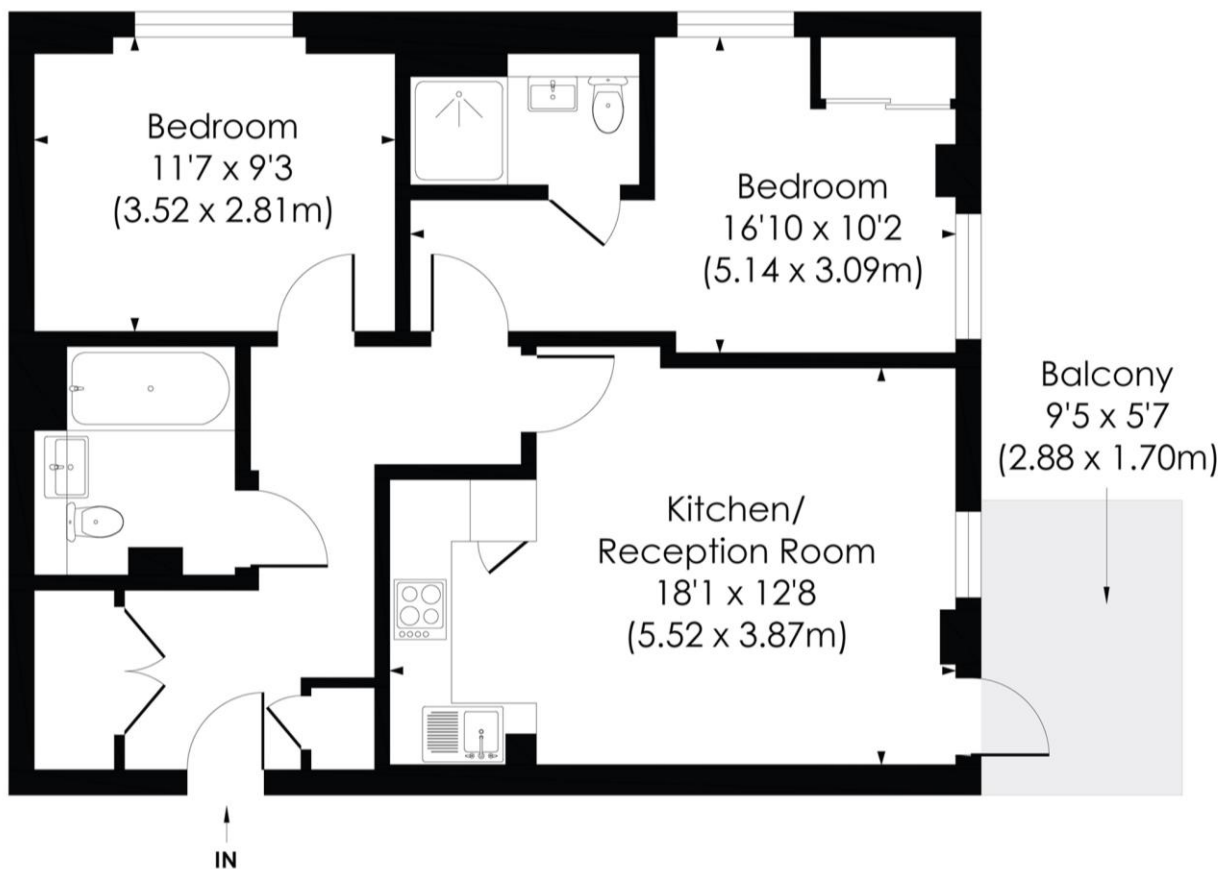


## Photos



Floor plan

Approx. Gross Internal Floor Area  
**664 Sq. ft/61.72 Sq. m**



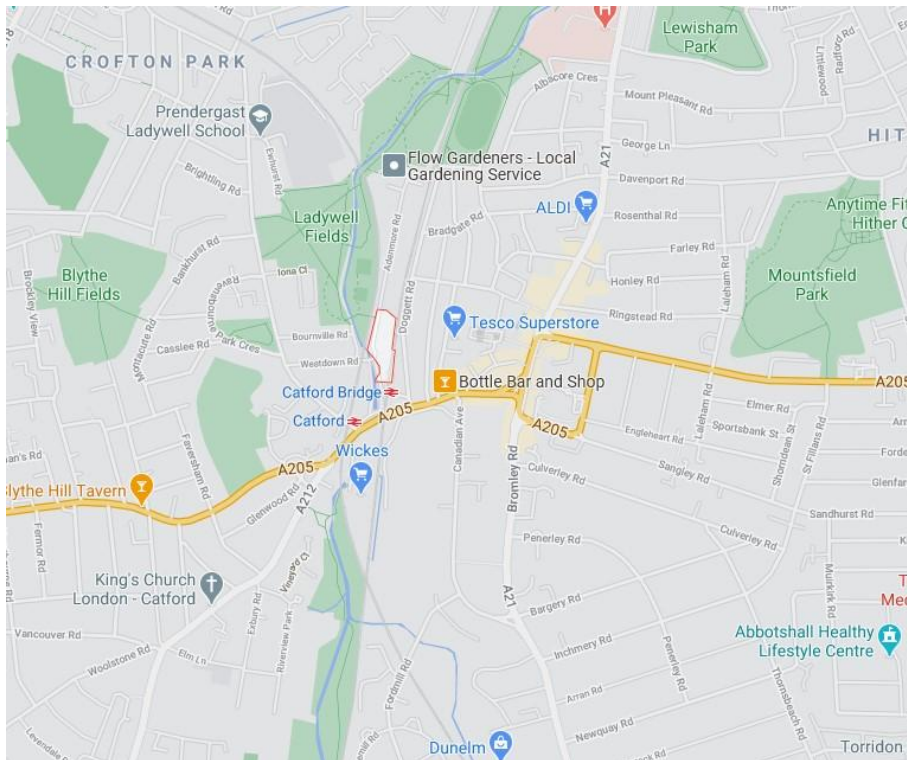
SEVENTH FLOOR

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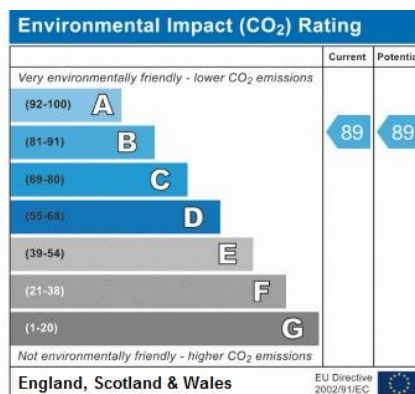
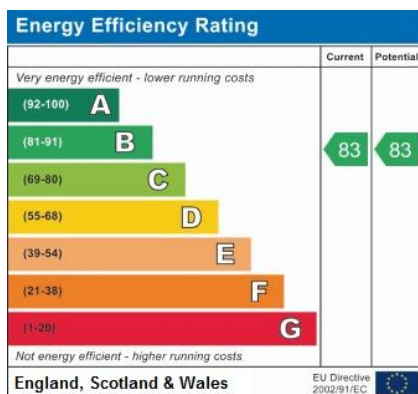


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility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

## Additional Information



## Energy Performance Certificate



## Property Information

Tenure: Leasehold – 120 years remaining  
 Service charge: £1,800.00 pa  
 Ground rent: £350.00 pa



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### 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: 208.20dm