



Dixie Court, Adenmore Road, SE6 4FA

£343,000 O.I.E.O. Leasehold

Part of the modern and much sought-after Catford Green development, this immaculately presented 1-bedroom 5th floor apartment, with private balcony, is located close to transport links and amenities. Available for sale with no chain.

Offering stunning living space and floor to ceiling windows flooding the property with natural light, the property comprises entrance hall leading into the bright and spacious open plan reception room and open space for both relaxing and dining.

The kitchen area comprises a kitchen island, a modern range of matching wall and base units with granite worktops incorporating inset sink unit, integrated appliances including hob with overhead extractor & electric oven.

There is a spacious double bedroom and a stylish bathroom with modern suite. The open private balcony, which is south facing, enjoys the sun all day long and offers great views over the South East, Kent and Surrey.

The flat is flanked by 2 stations meaning that London's major stations are all easily accessible including 11 minutes to London Bridge, 17 minutes to the City, 21 minutes to Charing Cross and 24 minutes to Blackfriars. Lewisham DLR is just one stop away for services to Canary Wharf. Honor Oak Overground station is also within walking distance. There are also a number of bus routes to choose from, as well. The area is also part of the Bakerloo line extension planning.

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.

Situated within the green space of a park, the development leads on to the wonderful Ladywell Fields, an urban park with the Ravensbourne River running through the centre and Ladywell Village at the other end. A great large multiuse park literally on the door step.

The Catford Green development has also an active residents' group with a strong community spirit.

Photos



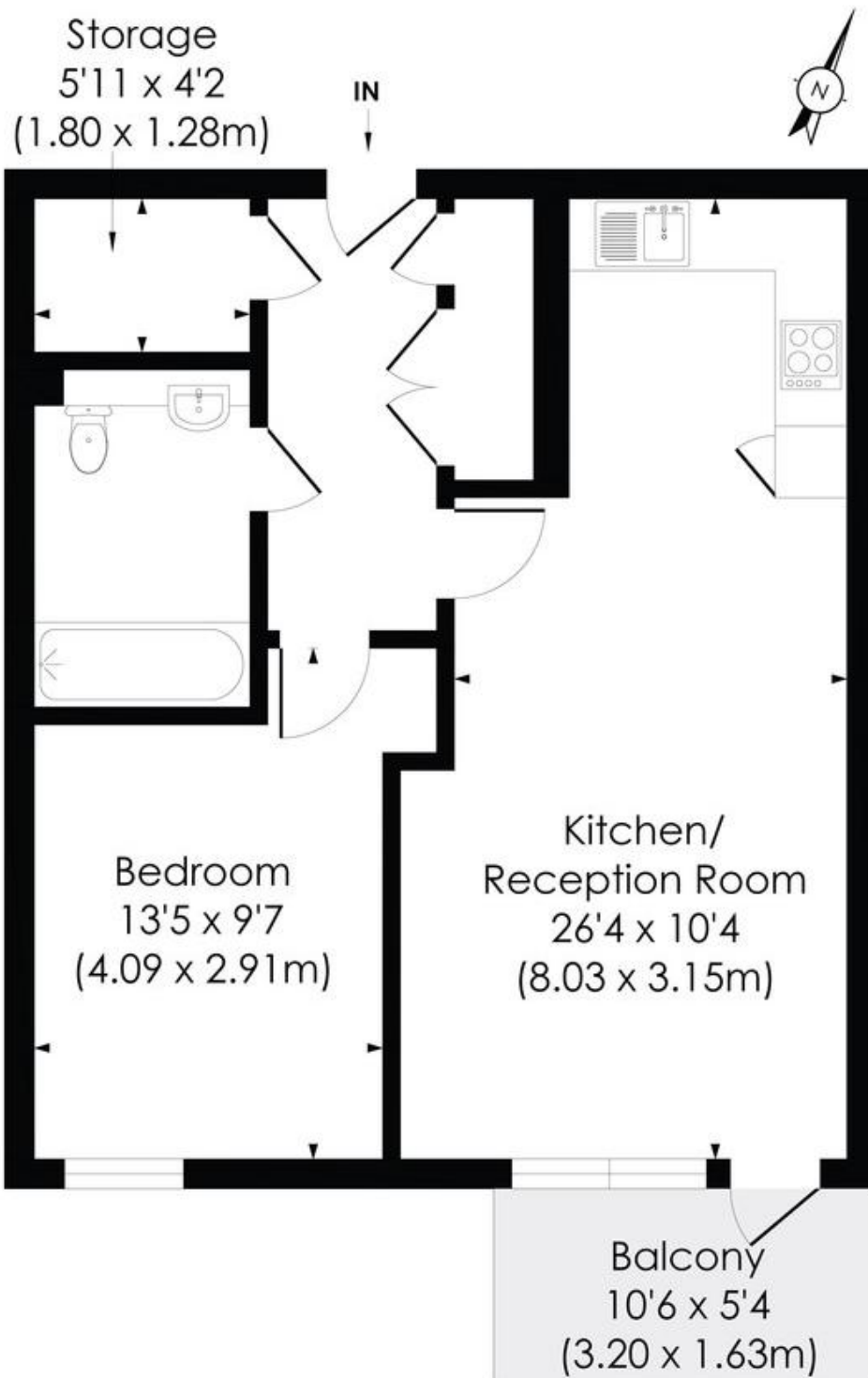
Photos



Floor plan

Approx. Gross Internal Floor Area

569 Sq. ft/52.84 Sq. m



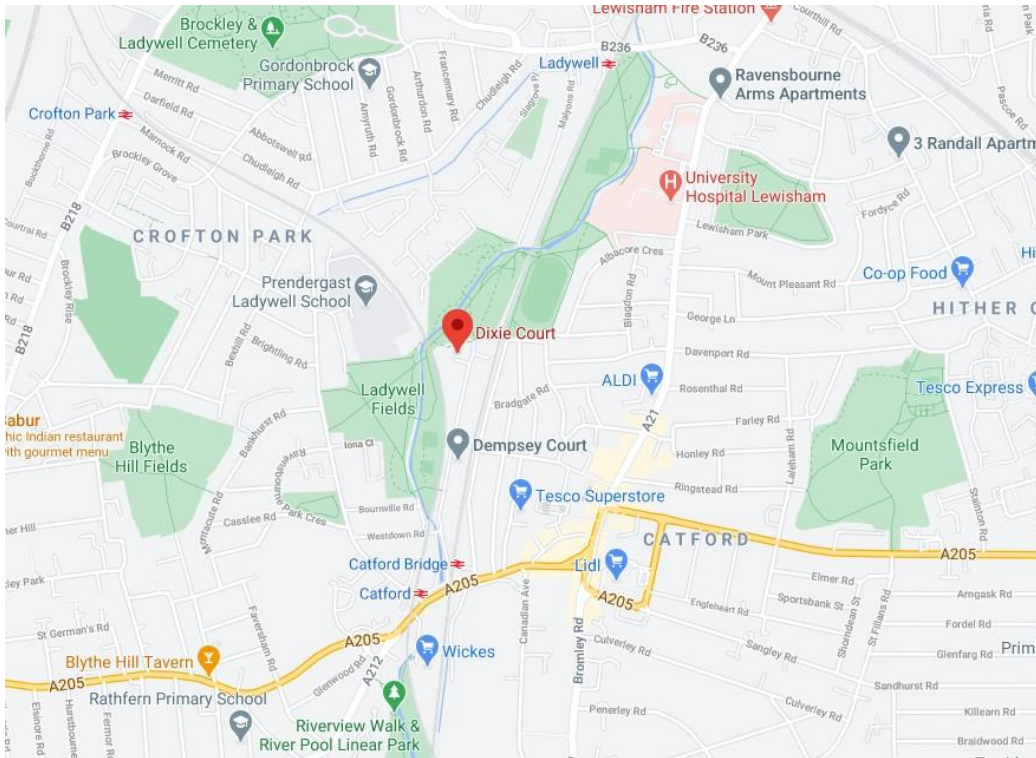
FIFTH FLOOR

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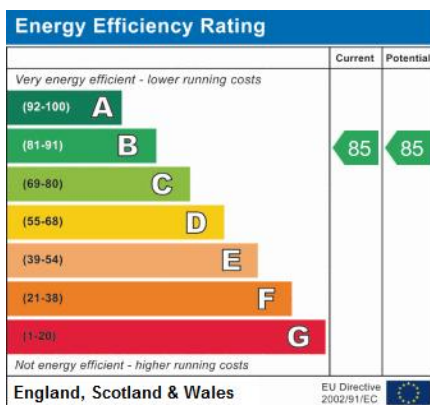


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility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

Additional Information



Energy Performance Certificate



Property Information

Tenure: Leasehold, approx. 151 years remaining
 Service charge: approx. £1,200 per annum
 Ground rent: £300 per annum



Catford and Catford Bridge, Crofton Park



Honor Oak



Lewisham

Lewisham Sales

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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: 009.21dm