



ADENMORE ROAD, SE6  
**£475,000 LEASEHOLD**

## TWO BEDROOM MODERN FLAT

Forest Hill | | [foresthill@winkworth.co.uk](mailto:foresthill@winkworth.co.uk)

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### DESCRIPTION:

Two Double Bedrooms | Two bathrooms | 17'1 Open Plan Lounge | Fitted Kitchen | Modern | Balcony | 816 Sq. ft | 4th Floor | Long Lease | Allocated parking space | Catford | Zone 3 |

### AT A GLANCE

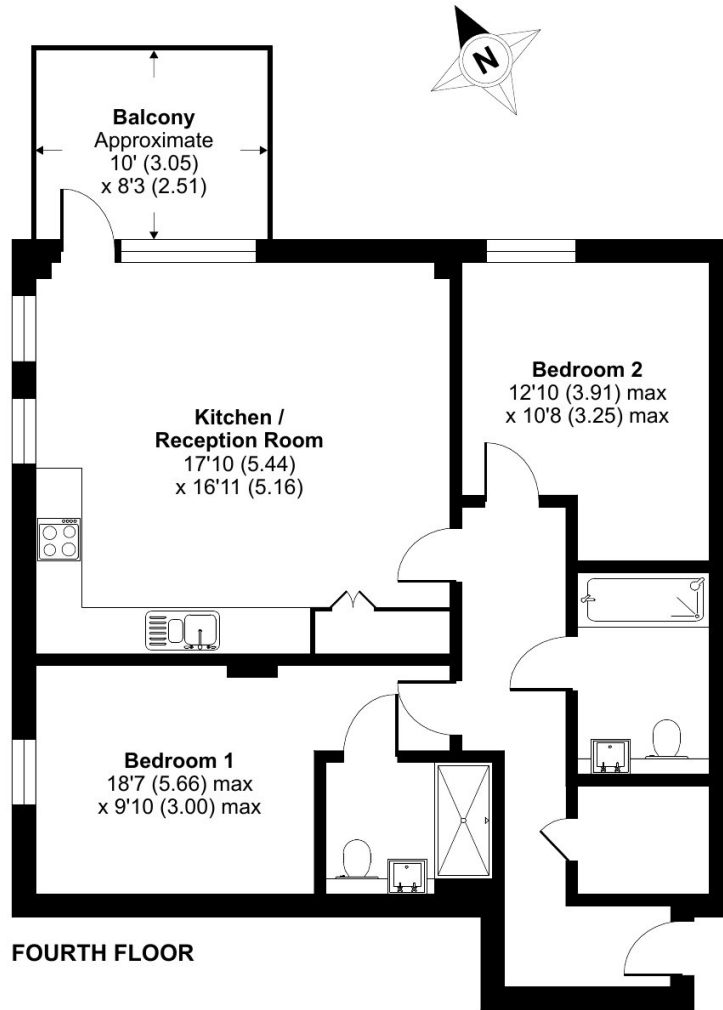




# Appleby Court, Adenmore Road, London, SE6

Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Winkworth Forest Hill and New Cross. REF: 1131517

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-58)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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