



APPLEBY COURT, ADENMORE ROAD, LONDON, SE6

**** GUIDE PRICE £475,000 - £500,000 ****

LEASEHOLD

Stylish two double bedroom flat with fantastic uninterrupted views over the green spaces of Ladywell Fields.

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The accommodation on offer comprises of a 17'10 open plan kitchen / living area with a smart fitted kitchen and integrated appliances. Two good sized double bedrooms, two bathrooms, one being en-suite and is in good decorative order throughout. The dual aspect reception leads out to a generous sized covered balcony, offering uninterrupted green views over Ladywell Fields. The property comes with a private allocated parking space and access for residents to charming communal landscaped gardens. Within easy reach of Catford Bridge, Catford and Ladywell stations, providing convenient access to central London. Ideal for first time buyers or buy to let investors.



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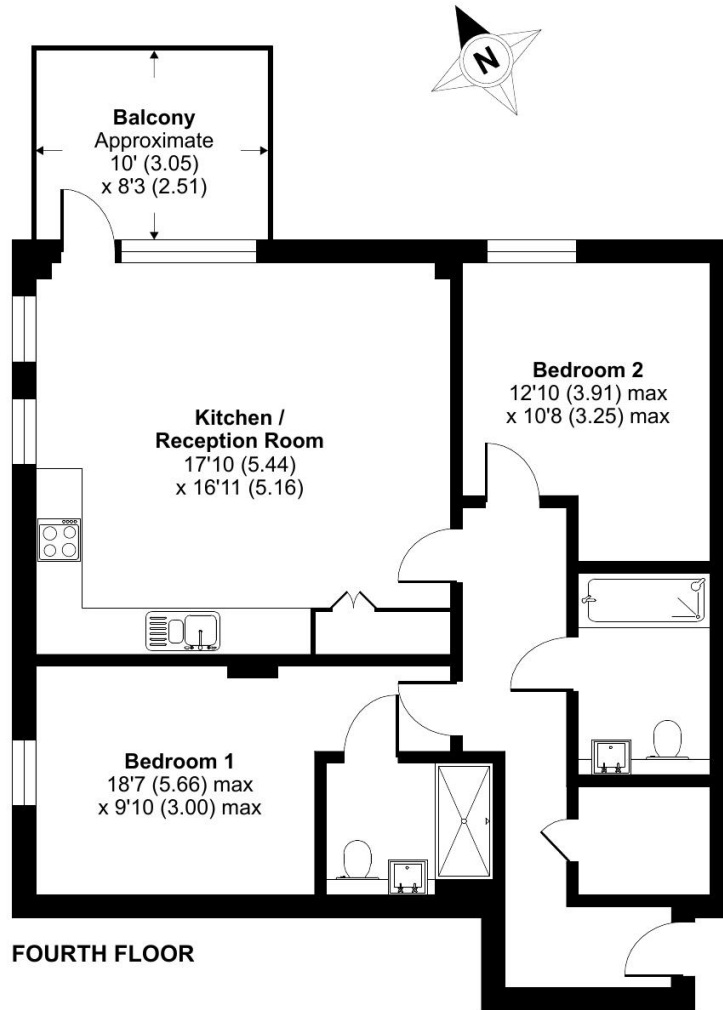
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Appleby Court, Adenmore Road, London, SE6

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). © nrichcom 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 | | | |
| (92-100) A | | 86 | 86 |
| (81-91) B | | | |
| (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 | |

Tenure: Leasehold **Term:** Approx. 147 years left on lease

Service Charge: £2,862.50 PA (subject to increase) **Ground Rent:** £350 PA (subject to increase)

Local Authority: Lewisham **Council Tax Band:** C

SERVICES: Mains Electric, Gas, Drainage, Standard water.

BROADBAND: Standard, Superfast & Ultrafast Broadband Available. Checked on Openreach Feb 2025.

MOBILE SIGNAL: You are likely to have limited data & voice coverage with some mobile providers

HEATING: Gas Central Heating

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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