



113 FERDINAND COURT, ADENMORE ROAD, LONDON, SE6

£280,000 LEASEHOLD

A chain free, well laid out, light and airy one double bedroom flat with private balcony benefitting from far reaching views, located in a modern sought after new build development, a 5-minute walk to Catford Bridge & Catford mainland stations.

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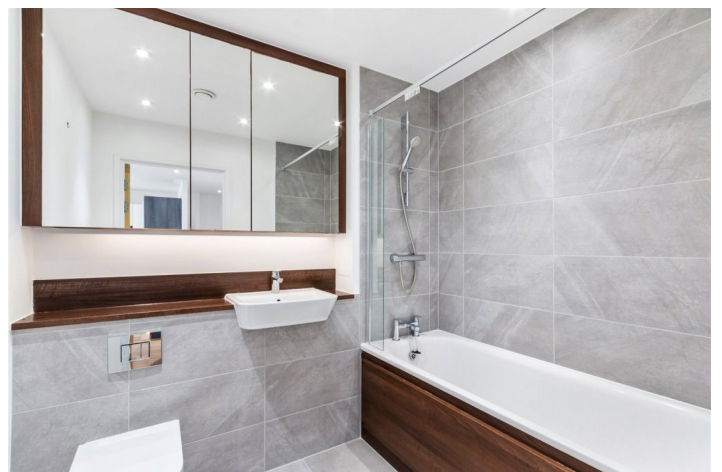
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DESCRIPTION:

The property consists of one double bedroom with built in wardrobes, an open plan kitchen living room with floor to ceiling glass doors leading out to a private east facing balcony with far reaching views across London. The living area has solid wood flooring, a smart fully integrated kitchen and is flooded with light. The property is chain free, in ready to move into condition and is being sold on a long lease.

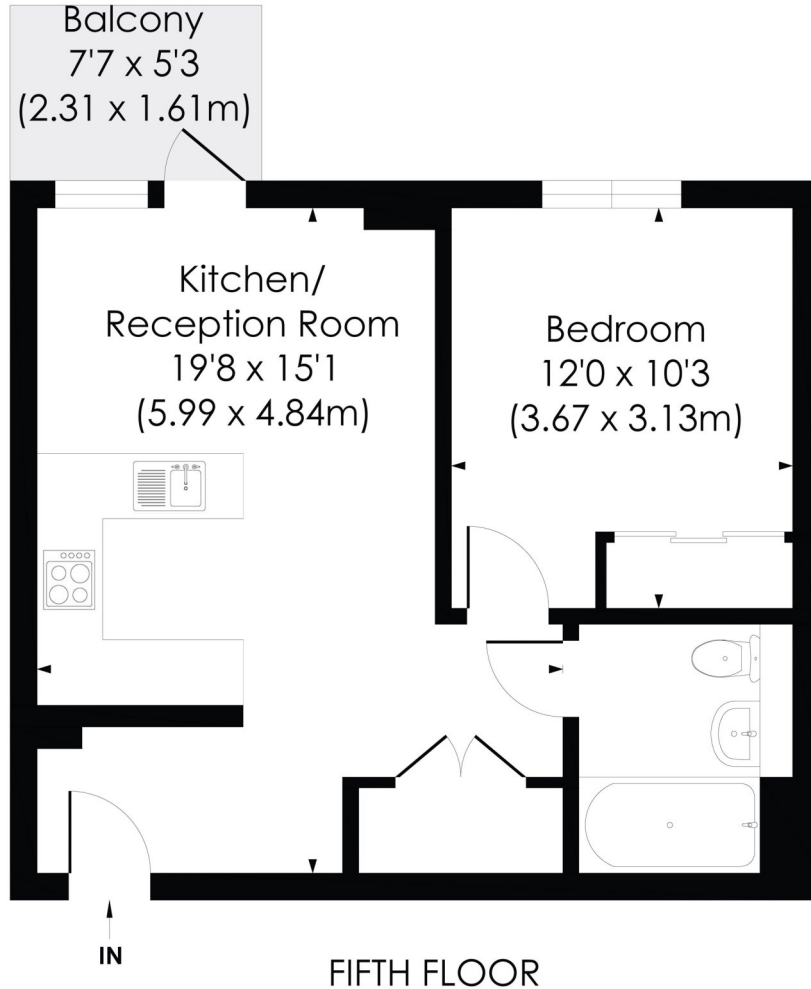


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ADENMORE ROAD, SE6

Approx. Gross Internal Floor Area

447 Sq. ft/41.51 Sq. m



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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)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX- B LOCAL AUTHORITY - LEWISHAM SERVICE CHARGE – £2,197 per annum GROUND RENT: £300 per annum TENURE – LEASEHOLD LEASE LENGTH -146 years SERVICES- Mains Electric, Water & Drainage. BROADBAND: Ultrafast Full Fibre Broadband available. FTTP (Fibre to the premises). Checked on Openreach Oct 24. MOBILE SIGNAL: You are likely to have good coverage on most networks. HEATING: Mains Gas Central Heating



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