



HUNTERS[®]
HERE TO GET *you* THERE

4 Mere Road, Abbey Wood, SE2 9AD

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Guide Price £325,000-£350,000

Offered with no onward chain, this two bedroom duplex maisonette presents an excellent opportunity for first-time buyers and investors alike and represents a rare opportunity to secure a home offering a significantly lower than average service charge together with an impressive 971 sqft of internal accommodation providing substantially more living space than many comparable properties in the surrounding area. This well-planned residence enjoys a waterside setting with excellent local connectivity and further benefits from a designated parking space.

Upon entering, you are welcomed into a spacious lounge, creating an inviting living space. The kitchen is conveniently positioned on the ground floor alongside a shower room. To the first floor are two double bedrooms, both with direct access onto a private balcony. A well-appointed bathroom completes the first-floor accommodation.

The property enjoys an enviable position close to Southmere Lake, with scenic lakeside walks and open spaces. Residents benefit from being part of the wider regeneration of the Southmere Lakeside development, offering an increasingly vibrant and well-connected community atmosphere.

Abbey Wood Station is within easy reach and provides excellent transport links via Southeastern and Thameslink rail services, together with the Elizabeth Line. The area is also well connected by bus routes, providing direct access to Woolwich, North Greenwich, Bexleyheath and surrounding areas.

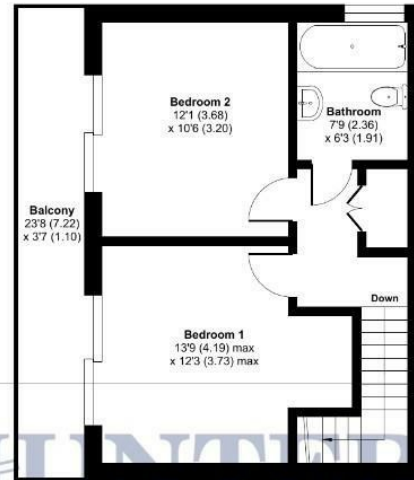
Local amenities are plentiful with supermarkets close by, along with cafés, leisure facilities and everyday conveniences. Families are well catered for with a selection of nearby schools including Willow Bank Primary School, Boxgrove Primary School and Harris Garrard Academy. There is also convenient access to local doctors' surgeries and dental practices. For those who enjoy an active lifestyle, nearby green spaces including Lesnes Abbey Woods provide excellent opportunities for walking, recreation and outdoor enjoyment

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Mere Road, London, SE2

Approximate Area = 971 sq ft / 90.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1477381

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

ENTRANCE HALL

11'3 x 9'7

LOUNGE

21'11 x 14'9 (max)

KITCHEN

10'6 x 10'2 (max)

GROUND FLOOR SHOWER ROOM

6'9 x 4'7

LANDING**BEDROOM ONE**

13'9 (max) x 12'3 (max)


BEDROOM TWO

12'1 x 10'6

FAMILY BATHROOM

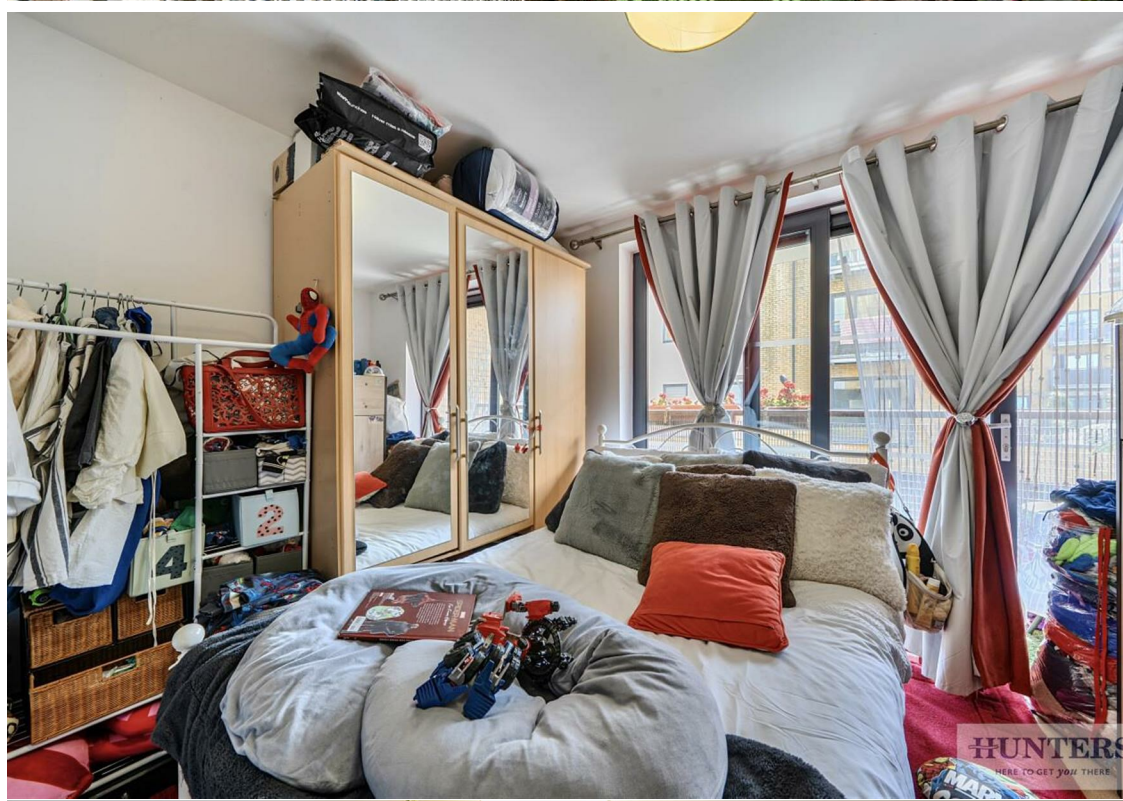
7'9 x 6'3

PARKING SPACE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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