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11 Bostall Lane, Abbey Wood, London, SE2 0NH

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Asking Price £425,000

This generously proportioned period property offers a wealth of space, character and potential ideally situated in a well-connected residential location and offered to the market with no onward chain.

The ground floor features a spacious through lounge providing an excellent setting for both relaxing and entertaining together with a separate dining room enhanced by a charming bay window. To the rear, the fitted kitchen provides practical workspace and benefits from a door opening directly onto the low-maintenance garden.

Upstairs, the accommodation is arranged from a split-level landing and comprises three good-sized bedrooms, a family bathroom and a separate WC. Two of the bedrooms are complemented by their own vanity sinks providing an additional practical feature and further enhancing the flexibility of the accommodation.

The low-maintenance garden offers an easy-to-manage outdoor space ideal for enjoying the warmer months or creating a private area for entertaining.

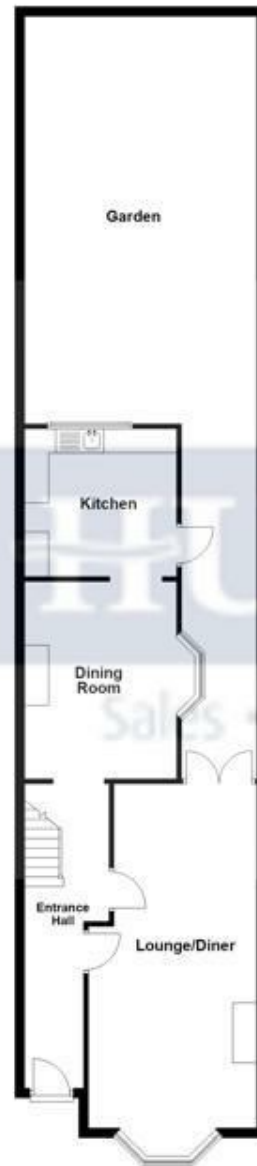
The property enjoys a convenient location close to Alexander McLeod Primary School and Bostall Gardens which provides a children's playground, multi-use games area and tennis courts. The surrounding area also benefits from the beautiful open spaces of Lesnes Abbey Woods and Bostall Woods, providing excellent opportunities for walking, recreation and enjoying the outdoors.

For commuters, Abbey Wood Station is approximately 0.5 miles away and provides Southeastern and Thameslink services, together with the Elizabeth line, offering convenient connections into central London and beyond. A selection of local bus services further enhances the area's excellent transport links.

** The buyer will be required to pay a buyer's fee in addition to the agreed purchase price. The fee is 2% plus VAT of the final sale price, subject to a minimum fee of £4,000 plus VAT. This fee is payable upon completion of the sale and will be collected by the sellers' solicitors administering the estate **

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	80
England & Wales		
EU Directive 2002/91/EC		

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		
		84
	59	
England & Wales		
EU Directive 2002/91/EC		

ENTRANCE HALL

LOUNGE/DINER

25'6 (into bay) x 11'6

DINING ROOM

13'6 x 9'7

KITCHEN

9'7 x 8'3

SPLIT LEVEL LANDING

BEDROOM ONE

15'1 x 13'5

BEDROOM TWO

11'0 x 9'10

BEDROOM THREE

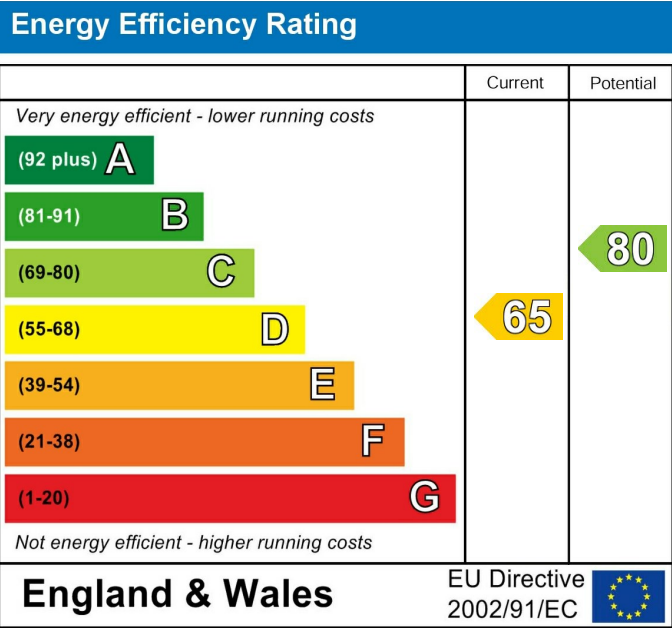
11'10 x 9'6

BATHROOM

WC

GARDEN

30'0 x 15'



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.









