



HUNTERS[®]
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Flat 4 Swift Court, Tavy Bridge, Abbey Wood, London, SE2
9DU

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Guide Price £350,000-£375,000

YES! THIS IS THE OUTSIDE TERRACE FOR THIS APARTMENT - SOUTHMERE LAKE - ELIZABETH LINE - NO CHAIN - PRIVATE ROOF TERRACE - BALCONY * Available for sale with no onward chain, this beautiful one-bedroom apartment is situated on the 1st floor of the highly sought-after Southmere development. Larger than most one-bedroom units, the residence features a thoughtfully designed semi-open plan layout, seamlessly blending defined spaces for living, dining, and culinary pursuits. The dining area leads out to a charming balcony, complemented by an expansive roof terrace, ideal for both relaxation and al fresco dining.

Elegance and modernity define the interiors, with a sleek, contemporary kitchen fitted to high standards, and a spacious bathroom featuring underfloor heating for a touch of indulgence. The bright and airy double bedroom serves as a tranquil retreat, bathed in natural light and complete with built-in wardrobes, ensuring ample storage. Further enhancing the apartment's practicality is a utility cupboard, which is plumbed for a washing machine, along with an additional storage cupboard for extra convenience.

Accessibility is a priority, with both stairs and lifts providing easy access to all floors. Positioned in a prime locale, the property benefits from excellent transport links, with the nearby Abbey Wood station offering swift connections. Residents are surrounded by a wealth of local amenities, including Southmere Lake, parks, and the vibrant Cygnet Square. A video entry system enhances security, while the convenience of a dedicated concierge service and a children's play area adds further appeal.

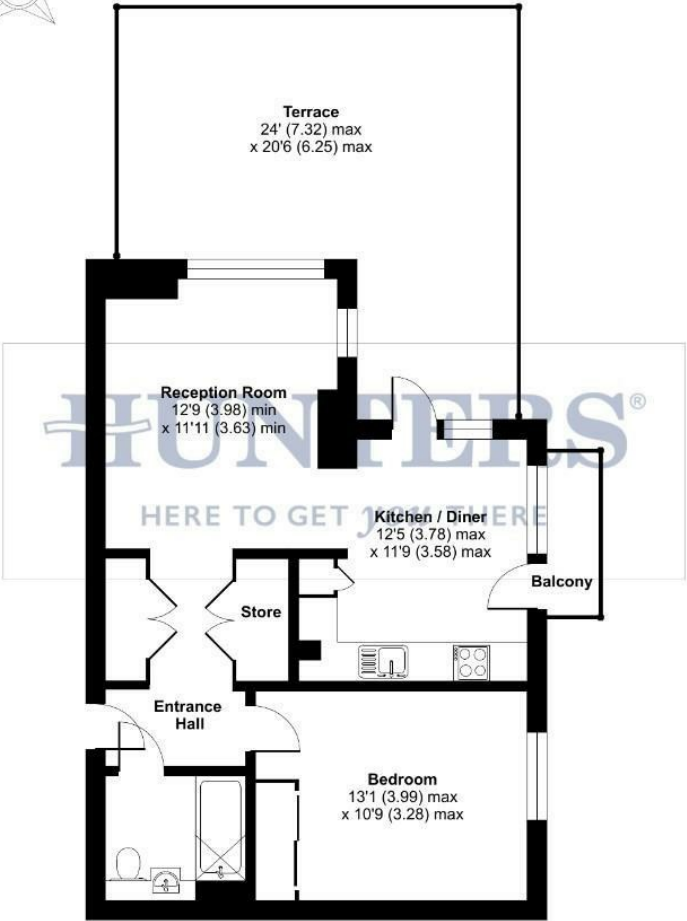
Adding to the lifestyle benefits, the property grants access to the Nest Community Centre and Library.

This exceptional property invites you to experience the epitome of modern living within a dynamic, thriving community. Don't miss this rare opportunity to make it your own.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000
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Approximate Area = 595 sq ft / 55.2 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecomm 2024. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1206260

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

COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE AREA

12'9 x 11'11

KITCHEN/DINING AREA

12'5 x 11'9

BEDROOM

13'1 x 10'9


BATHROOM

BALCONY

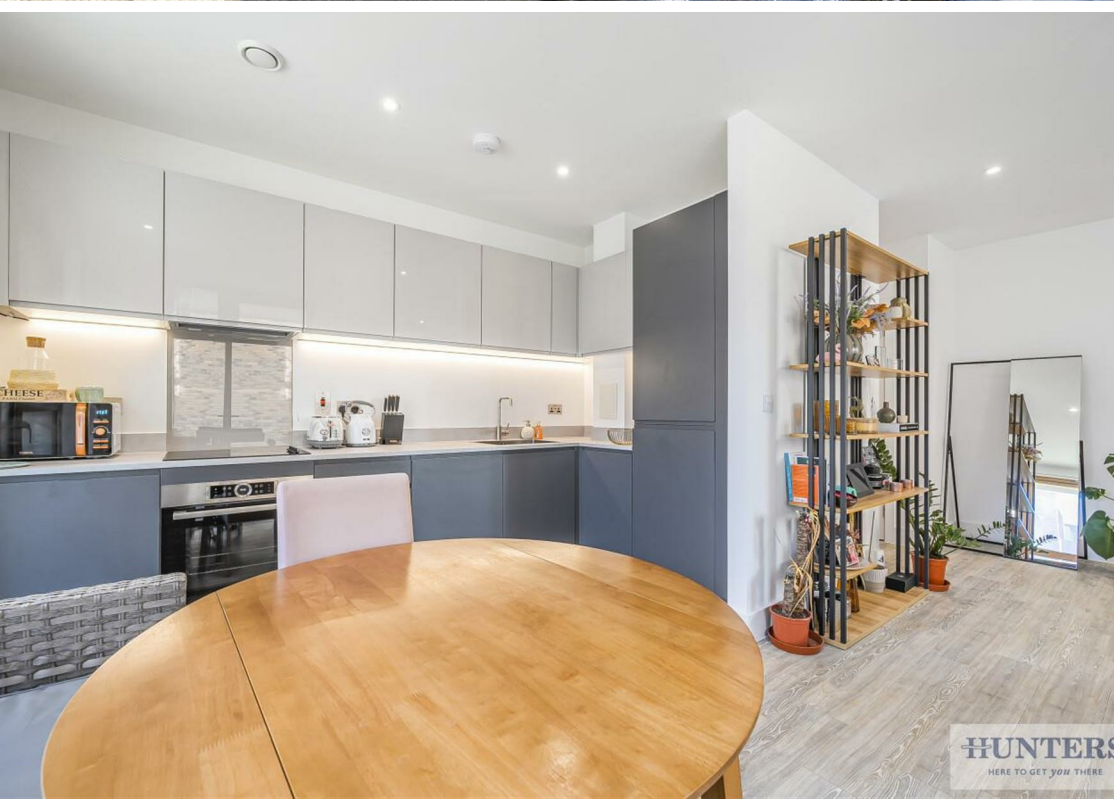
PRIVATE TERRACE

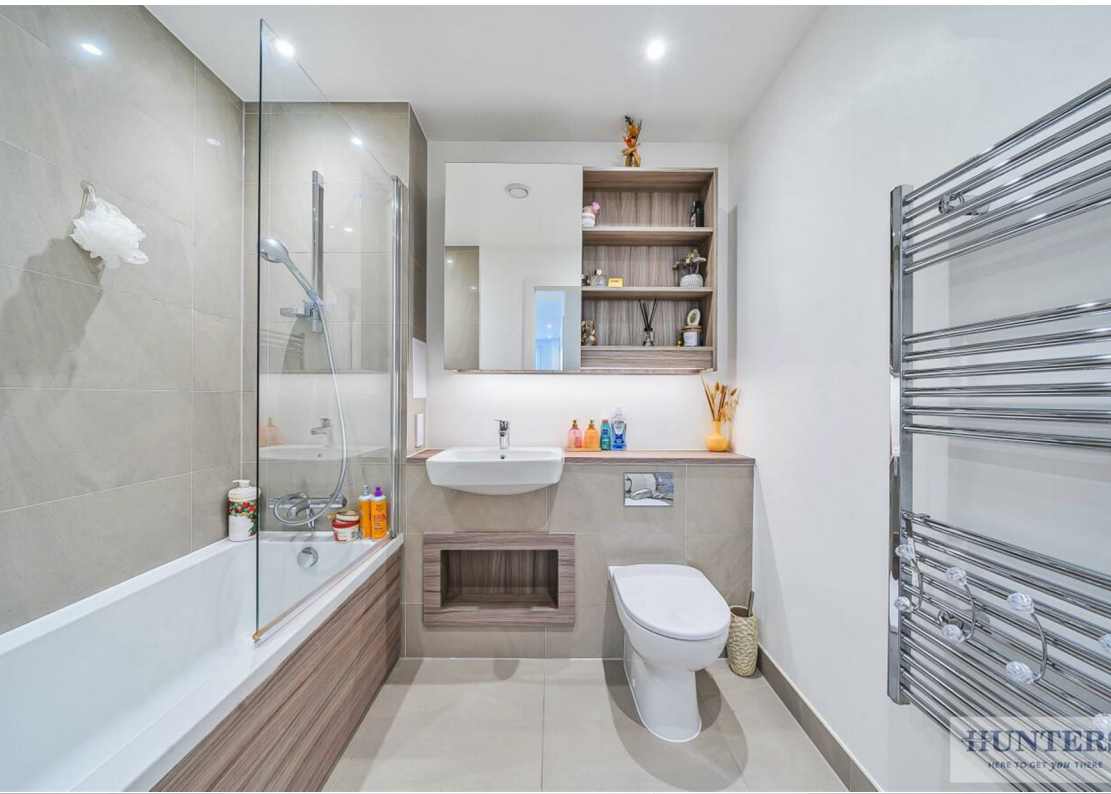
24'0 x 20'6

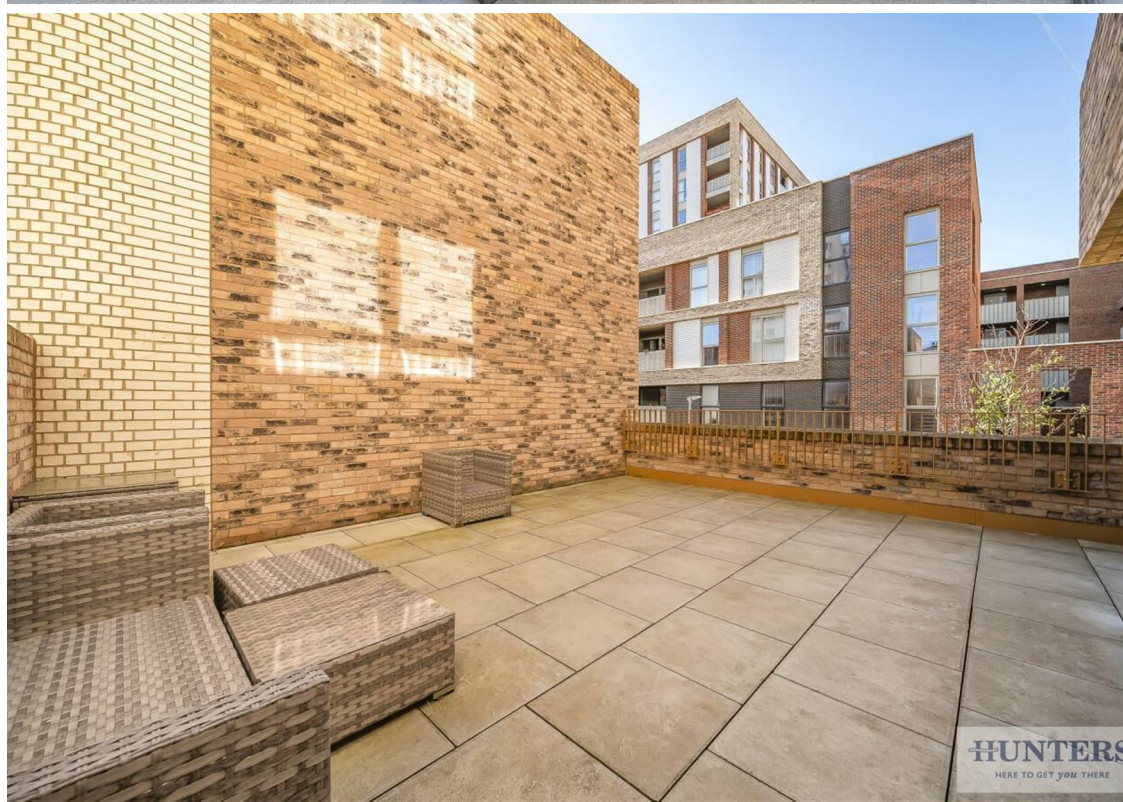
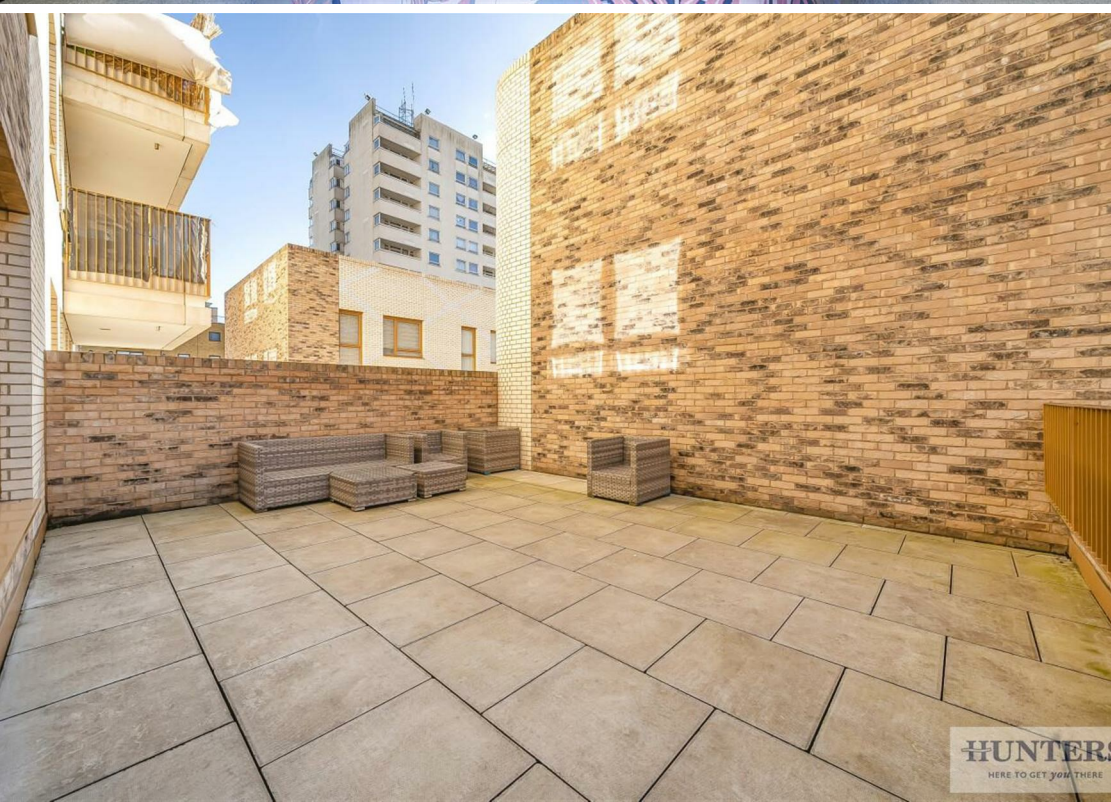
Energy Efficiency Rating

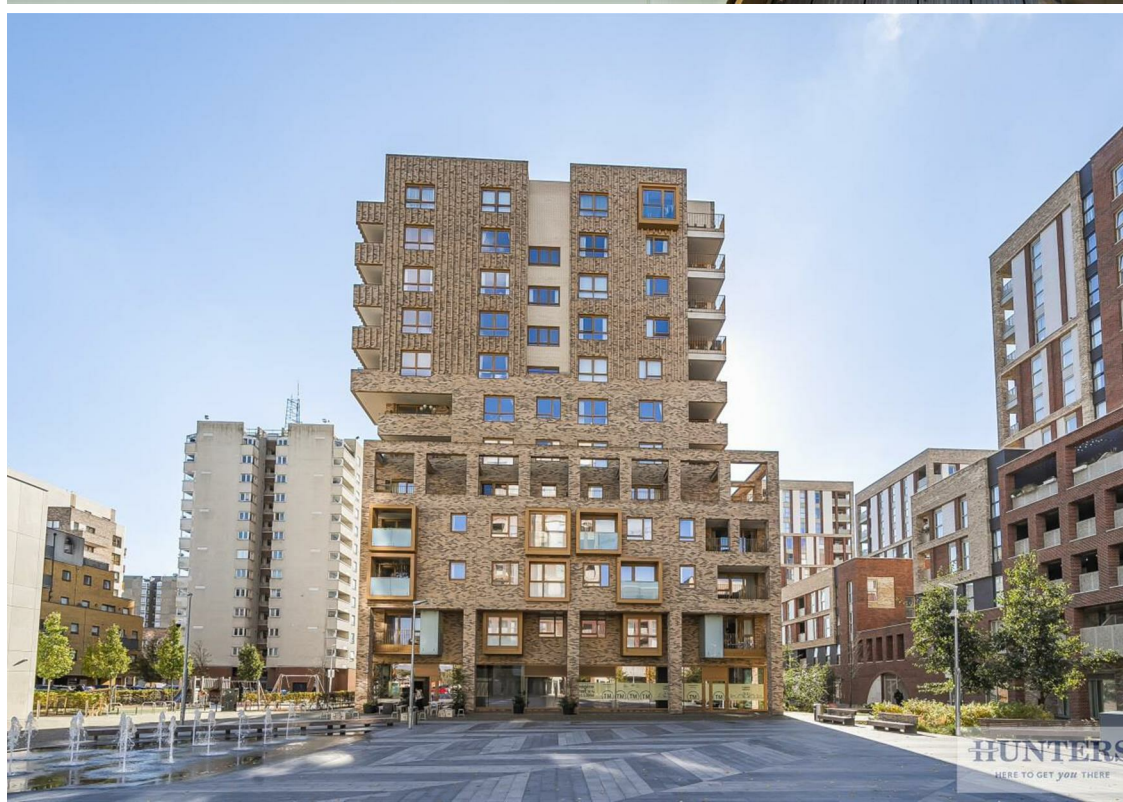
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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