



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

7 Boxgrove Road, Abbey Wood, SE2 9JZ

**HUNTERS**  
HERE TO GET *you* THERE



7 Boxgrove Road, Abbey Wood, SE2 9JZ

Guide Price £240,000-£250,000

Spacious Two Double Bedroom Ground Floor Garden Flat with Private Rear Garden, ideally positioned in a convenient residential location just 0.5 miles from Abbey Wood Station. The station provides excellent transport connections via Southeastern, Thameslink and the Elizabeth Line, offering fast and convenient access into Central London, Canary Wharf and beyond.

This well-proportioned property features two generous double bedrooms, making it an ideal purchase for first-time buyers, downsizers, investors or small families alike. The flat further benefits from a private rear garden, perfect for outdoor entertaining, relaxing or gardening enthusiasts.

The property is conveniently located close to a range of local amenities including shops, supermarkets, medical facilities and regular bus routes, ensuring everyday essentials are within easy reach. Families will also appreciate the proximity to several well-regarded schools including Boxgrove Primary School, De Lucy Primary School and St Paul's Academy.

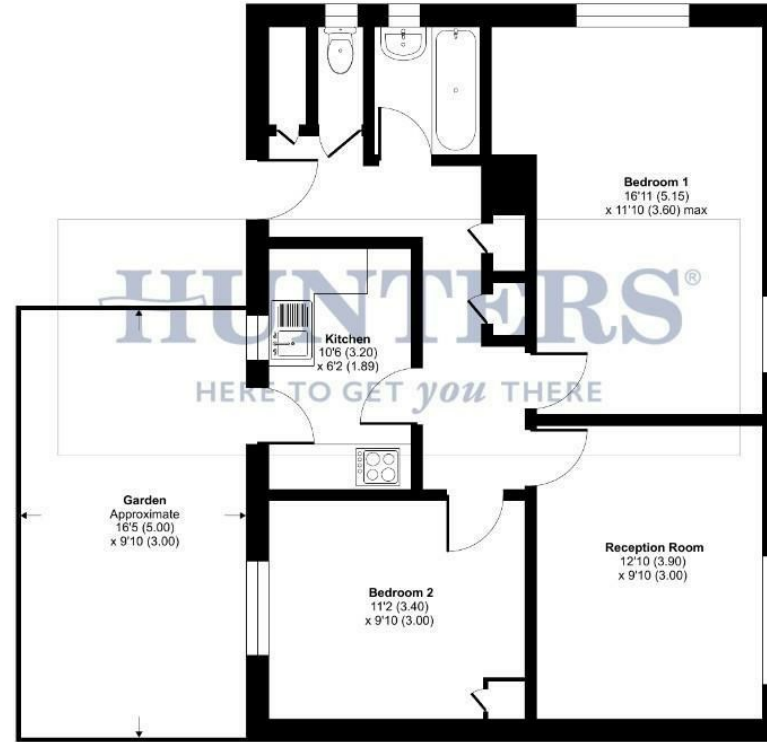
Although the property would benefit from some cosmetic improvement, it offers excellent potential for purchasers looking to personalise a home to their own taste while adding future value. Rarely available with its combination of outdoor space, transport links and development potential, this property represents an exciting opportunity in a sought-after area.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000  
abbeywood@hunters.com | www.hunters.com

# Boxgrove Road, London, SE2

Approximate Area = 649 sq ft / 60.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1466973

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 75      | 77        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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

ENTRANCE HALL

RECEPTION ROOM

12'10 x 9'10

KITCHEN

10'2 x 6'2

BEDROOM ONE

16'11 x 11'10

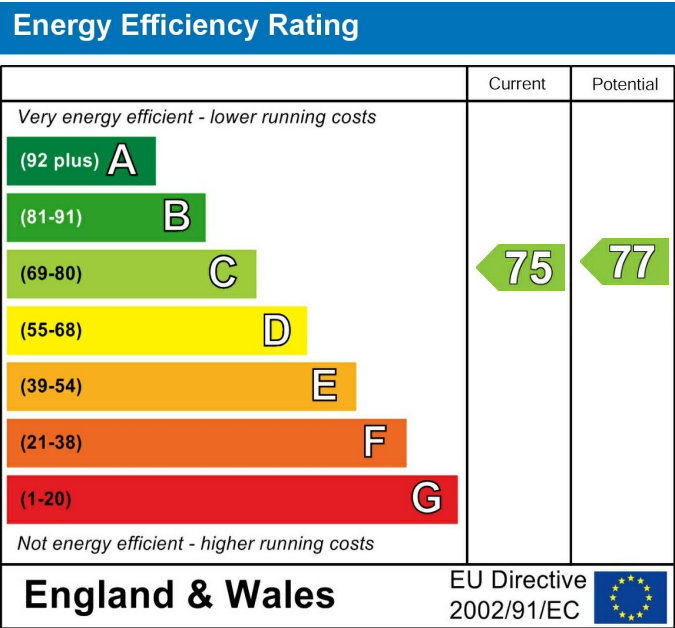
BEDROOM TWO

11'2 x 9'10

BATHROOM

GARDEN

16'5 x 9'10



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.







