



## Chancelot Road, Abbey Wood, London, SE2 0NB

- GROUND FLOOR CONVERSION FLAT
- LOUNGE, KITCHEN AND BATHROOM
- PRIVATE GARDEN
- LESNES ABBEY WOODS NEAR BY
  
- EPC D

- ONE DOUBLE BEDROOM AND ADDITIONAL STUDY ROOM
- LONG LEASE
- 0.4 MILES TO ABBEYWOOD STATION
- BUS ROUTES TO BELMARSH, BELVEDERE, BROMLEY NORTH, NORTH GREENWICH, SIDCUP, TOTTENHAM COURT ROAD
- 53 SQUARE METERS

**Guide Price £280,000-£300,000 Leasehold**



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Situated in a popular location on Chancelot Road, this delightful ground floor conversion flat offers a perfect blend of comfort and convenience. With One well-proportioned double bedroom and an additional study room, this property is ideal for professionals or small families seeking a tranquil retreat in the city.

The flat boasts a beautifully presented lounge, a modern kitchen, creating an inviting space for both relaxation and entertaining. The bathroom is thoughtfully designed, ensuring functionality and style. One of the standout features of this property is the private rear garden, providing a serene outdoor space for gardening, al fresco dining, or simply unwinding after a busy day.



Situated just 0.4 miles from Abbey Wood station, residents will benefit from excellent transport links, including access to the Elizabeth Line, Bus services from Abbey Wood head towards Albany Park (schooldays only), Belmarsh, Belvedere, Bromley North, Charlton, Erith, North Greenwich, Plumstead, Sidcup, Woolwich and Tottenham Court Road. making commuting a breeze. The nearby Lesnes Abbey Woods offers a picturesque escape into nature, perfect for leisurely walks or weekend picnics.

With a generous 150-year lease and no onward chain, this flat presents a fantastic opportunity for buyers looking for a hassle-free move. Whether you are a first-time buyer or an investor, this property is a must-see. Embrace the charm of London living in this lovely flat on Chancelot Road.



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Communal Entrance Hall

Entrance Hall

Reception Room  
13'7 x 11'9

Double Bedroom  
11'5 x 9'11

Kitchen  
11'2 x 10'6

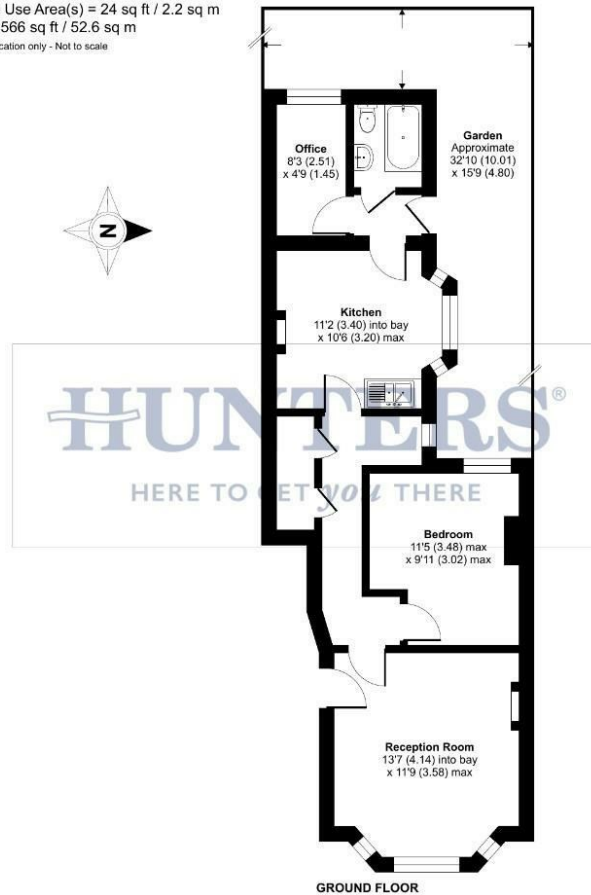
Office  
8'3 x 4'9

Bathroom

Private Garden to Rear  
32'10 x 15'9 approx

## Chancelot Road, London, SE2

Approximate Area = 542 sq ft / 50.3 sq m  
 Limited Use Area(s) = 24 sq ft / 2.2 sq m  
 Total = 566 sq ft / 52.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1388070 © nichecom 2025

### Viewings

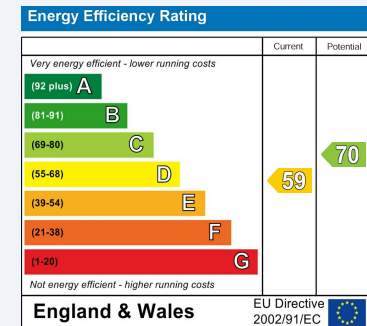
Please contact [abbeywood@hunters.com](mailto:abbeywood@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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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