



HUNTERS[®]
HERE TO GET *you* THERE

9 Malthus Path, Thamesmead, SE28 8AJ

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Guide Price £350,000-£375,000

Offered with no onward chain, this much loved three-bedroom townhouse presents a fantastic opportunity for families, first-time buyers, and investors alike. Situated in the heart of Central Thamesmead and surrounded by open green spaces, family-friendly play areas, canals and waterways, the home offers a balanced blend of comfort, convenience, and potential.

The property has been looked after over the years and is ready to move into, though some areas would benefit from modern updating—making it ideal for buyers looking to add value over time.

The ground floor features a bright and spacious kitchen/diner with direct access to a low-maintenance garden—great for outdoor dining or children’s play—as well as a useful downstairs shower room. On the first floor, there’s a generous lounge and a double bedroom, while the top floor offers two additional bedrooms and a family bathroom. Ample built-in storage throughout ensures practicality for growing families or tenants.

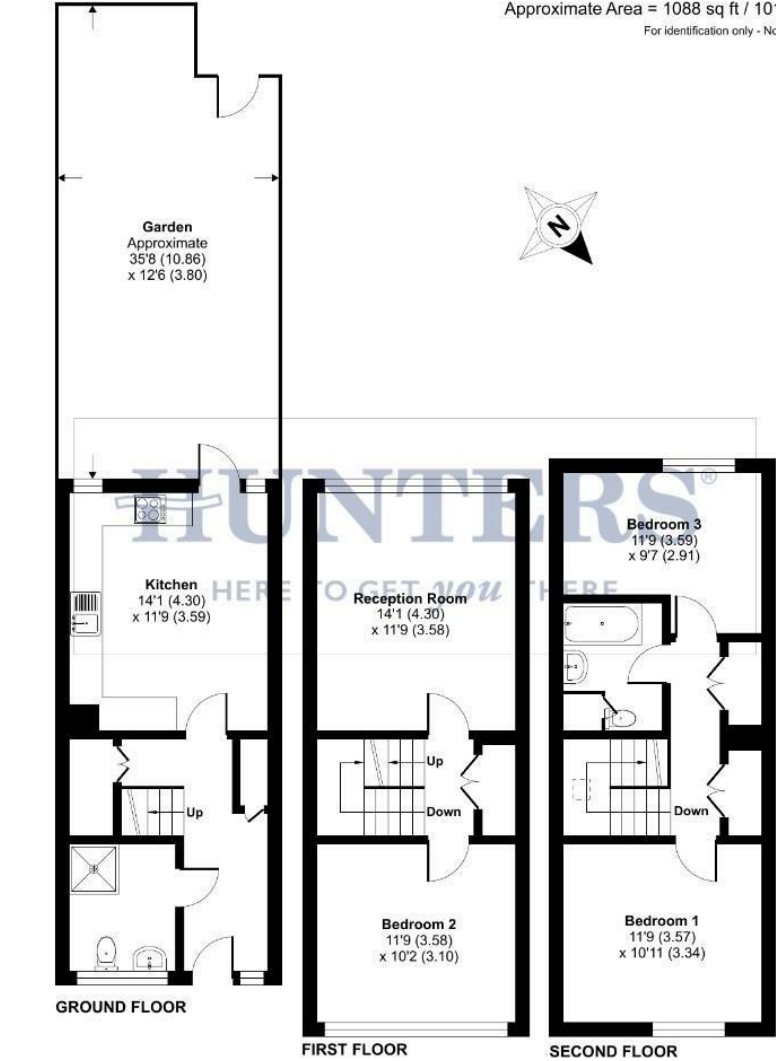
Excellent transport links are close by, with local bus routes serving Greenwich, Plumstead, Belvedere, Bexleyheath, Sidcup, and several major train stations including Woolwich Arsenal (DLR & Southeastern), Woolwich Station (Elizabeth Line), and Abbey Wood Station (Elizabeth Line, Southeastern, and Thameslink).

Within easy reach are Thamesmead Town Centre, healthcare services, and a wide choice of reputable schools such as Windrush, Jubilee, and Hawksmoor Primary, Woolwich Polytechnic (Boys & Girls), and Harris Garrard Academy—making this a smart choice for families or investors seeking strong rental demand.

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Malthus Path, London, SE28

Approximate Area = 1088 sq ft / 101 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). © nichecom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1296794

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	97	88
(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		
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		
England & Wales		
EU Directive 2002/91/EC		

ENTRANCE HALL

KITCHEN/DINER

14'1 x 11'9

GROUND FLOOR SHOWER ROOM

FIRST FLOOR LANDING

LOUNGE

14'1 x 11'9

BEDROOM TWO

11'9 x 10'2

2ND FLOOR LANDING

BEDROOM ONE

11'9 x 10'11

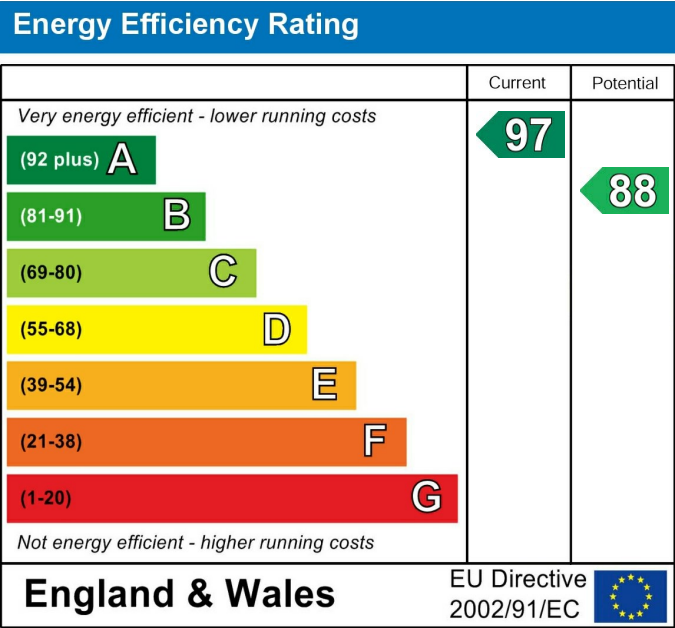
BEDROOM THREE

11'9 x 9'7

BATHROOM

GARDEN

35'8 x 12'6



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.





