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35A Manor Close, London, SE28 8EY

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Guide Price £200,000

GUIDE PRICE £200,000 - £220,000

Sitting within a quiet residential cul-de-sac in the heart of Abbey Wood, this one-bedroom flat at Manor Close, SE28 presents an excellent opportunity for both first-time buyers and investors alike.

The property comprises a spacious double bedroom, a bright open-plan living room and kitchen area, and a private balcony terrace offering useful outdoor space. The property also offers scope for cosmetic modernisation, allowing buyers the chance to add value and personalise the space to their own taste. The flat also benefits from an allocated parking spot, providing extra convenience to a new owner.

Ideally positioned for commuters, the property benefits from easy access to Abbey Wood Station and the Elizabeth Line, providing fast and direct journeys into Central London, including approximately 11 minutes to Canary Wharf, 17 minutes to Liverpool Street, 23 minutes to Tottenham Court Road and around 28 minutes to Paddington.

The area is also well served by the expanding Superloop bus network, with routes including the SL3 and SL11 improving fast connections across South and East London. Future regeneration plans for Thamesmead, including the proposed DLR extension, continue to strengthen the area's long-term growth potential and appeal.

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# Manor Close, London, SE28


Approximate Area = 392 sq ft / 36.4 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). © nichecom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1447689

| 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>                            |  |                         |   |
| (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 |  |                         |   |
|   |  | 71                      | 85  |
| 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 |  |

**RECEPTION ROOM / KITCHEN**

14'10" x 11'7"

**BEDROOM 1**

11'7" x 8'4"

**BEDROOM 2**

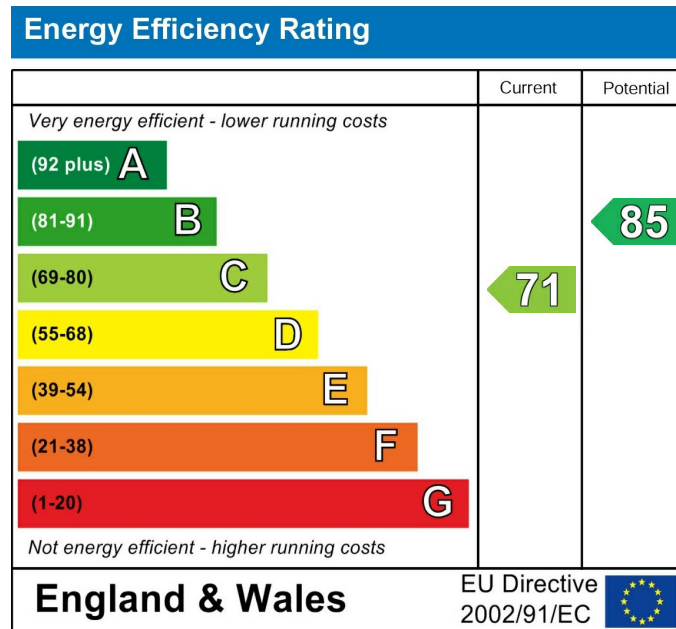
10'5" x 5'3"

**SHOWER ROOM**

8'0" x 5'8"

**BALCONY**

15'5" x 6'3"



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.







