



HUNTERS®
HERE TO GET *you* THERE

6 Congress Road, Abbey Wood, London, SE2 0LT

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Guide Price £425,000-£450,000

This well-presented two-bedroom period terrace offers an excellent opportunity for first-time buyers, professionals, and investors alike, combining character features with modern living.

The ground floor comprises two separate reception rooms, providing flexible living and dining space, along with a modern fitted kitchen.

Upstairs, the property features two well-proportioned double bedrooms and a modern family bathroom, all presented in good condition throughout.

Externally, the property benefits from a lovely private rear garden, ideal for relaxing or entertaining, as well as a substantial outbuilding with power and lighting perfect for use as a home office or studio.

Situated just 0.3 miles from Abbey Wood Station, the property enjoys superb transport links via Southeastern and Thameslink services, in addition to the Elizabeth Line, enabling fast and convenient access into Central London and beyond making it particularly attractive for commuters.

The location is well served by a range of local shops, schools, parks, and everyday amenities. Alexander McLeod Primary School, rated Outstanding by Ofsted, is nearby, along with the popular Lesnes Abbey Woods and historic ruins. The area is further enhanced by good bus links to surrounding locations.

With its appealing period charm, practical layout, and strong rental potential in a well-connected area, this property represents a fantastic opportunity not to be missed.

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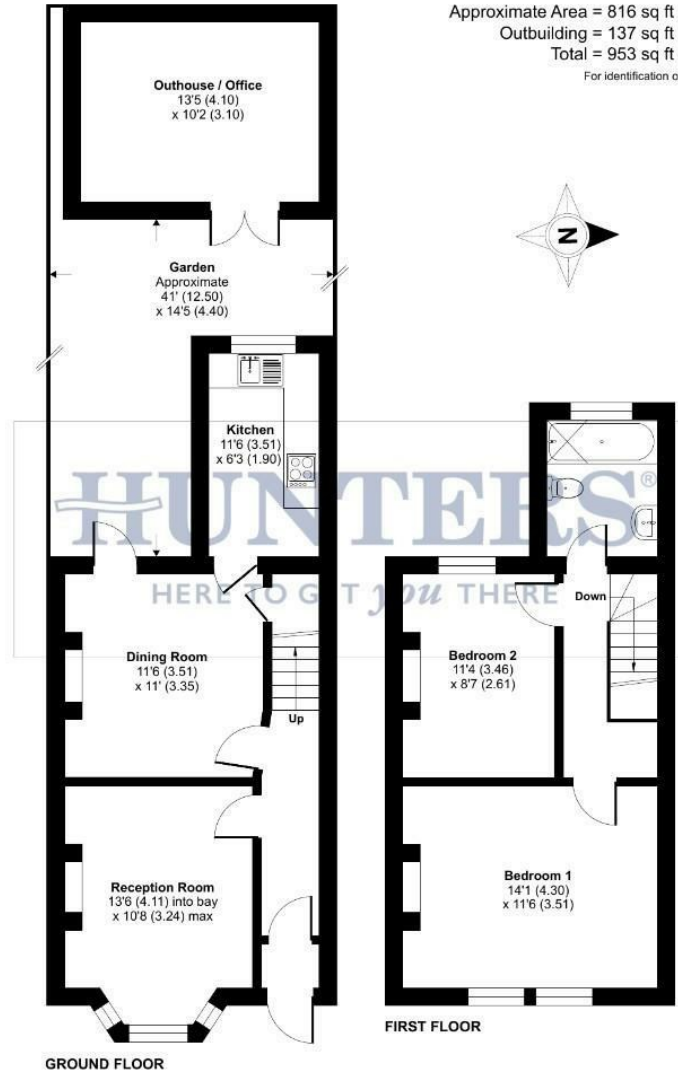
Congress Road, London, SE2

Approximate Area = 816 sq ft / 75.8 sq m

Outbuilding = 137 sq ft / 12.7 sq m

Total = 953 sq ft / 88.5 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 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1447366

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	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	EU Directive 2002/91/EC

ENTRANCE HALL

LOUNGE

13'6 x 10'8

DINING ROOM

11'6 x 11

KITCHEN

11'6 x 6'3

FIRST FLOOR LANDING

BEDROOM ONE

14'1 x 11'6

BEDROOM TWO

11'4 x 8'7

BATHROOM

GARDEN OFFICE/STUDIO

13'5 x 10'2

GARDEN

41'0 x 14'5

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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.



