



**HUNTERS**<sup>®</sup>  
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19 Woolf Close, London, SE28 8DF

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Asking Price £185,000

OFFERED WITH NO ONWARD CHAIN!

This well-proportioned one bedroom first floor flat presents an excellent opportunity for first time buyers and investors alike. Offering approximately 516 sq ft of internal accommodation, the property benefits from a bright and spacious reception room, a separate fitted kitchen with dining area, a good sized double bedroom with built-in storage, and a family bathroom. Further benefits include allocated parking and ample storage throughout.

The property offers fantastic potential for modernisation, allowing purchasers to add their own style and value, making it an ideal long-term investment or comfortable first home.

Conveniently positioned for excellent transport links, the property is within easy reach of Abbey Wood Station, providing access to the Elizabeth Line with journey times of approximately 11 minutes to Canary Wharf and around 23 minutes to Tottenham Court Road, making commuting into Central London fast and convenient. The area is also well served by local bus routes including the Superloop network, offering improved connectivity across London.

Thamesmead continues to benefit from significant regeneration and infrastructure investment, including the proposed DLR extension into Thamesmead, which is expected to further enhance transport links and support future growth in the area.

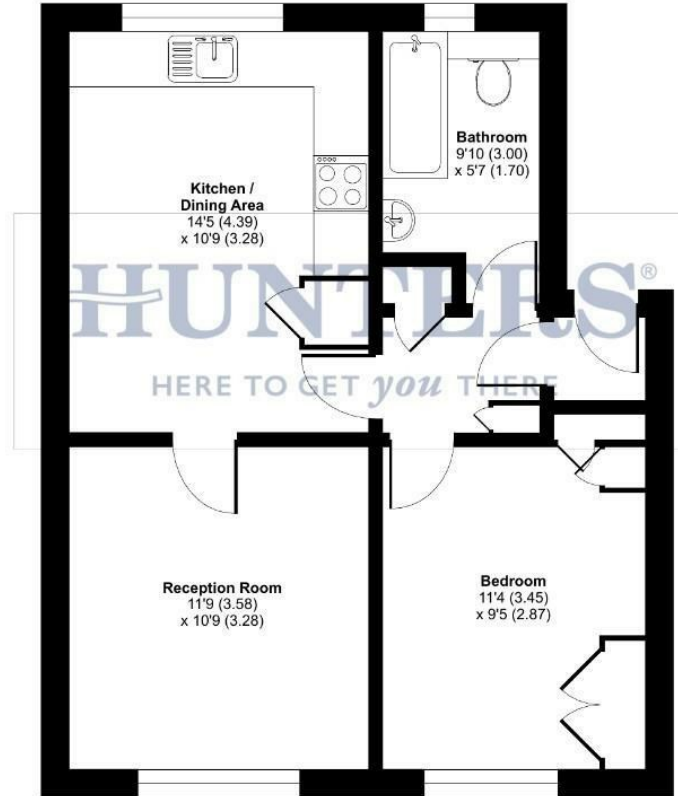
Located close to local shops, parks and amenities, this property combines affordability, connectivity and future potential, making it a highly attractive proposition for both owner occupiers and buy-to-let investors.

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# Woolf Close, London, SE28

Approximate Area = 516 sq ft / 47.9 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). © richcom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1454925

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>		76	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			
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**RECEPTION ROOM**

11'8" x 10'9"

**KITCHEN / DINING AREA**

14'4" x 10'9"


**BATHROOM**

9'10" x 5'6"

**BEDROOM**

11'3" x 9'4"

**Energy Efficiency Rating**

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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.







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