



HUNTERS[®]

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30 Brinkburn Close, London, SE2 9EJ

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Offers In Excess Of £200,000

This bright and light one-bedroom flat sits on the top floor of a well-maintained secure building with a lift. It is offered chain-free, making it an ideal choice for first-time buyers or investors looking for a hassle-free purchase. The flat benefits from good natural light, with a south-facing lounge and bedroom with pleasant views towards Bostall Woods. There is a balcony off the lounge to enjoy the views. With generous-sized rooms and several storage cupboards throughout, this is a good-sized one bed. It further benefits from a secure bike shed directly outside the building for those who need to store bikes. Beautifully refurbished in 2023, the flat is ready to move into with no work needed. A new combi boiler was installed at the end of 2022 and the flat benefits from full gas central heating throughout.

Situated in leafy Abbey Wood, which is connected to the underground network via the Elizabeth line. The West End is only 23 minutes away via Tube and Canary Wharf just 15 minutes. There is a bus stop outside the block with connections to Woolwich and other neighbouring areas. Peaceful Bostall Woods are a five-minute walk away with numerous beautiful walking trails to enjoy.

Investors can benefit from a great rental yield of approximately 8%, with the property last achieving a monthly rental income of £1,400 pcm. Alternatively, owner occupiers can enjoy a lovely bright and well-maintained first home.

With a reasonable service charge and low council tax band, this property really is the full package. Needs to be viewed to be fully appreciated.

Service charge: £1,381 per annum

Council tax band: A

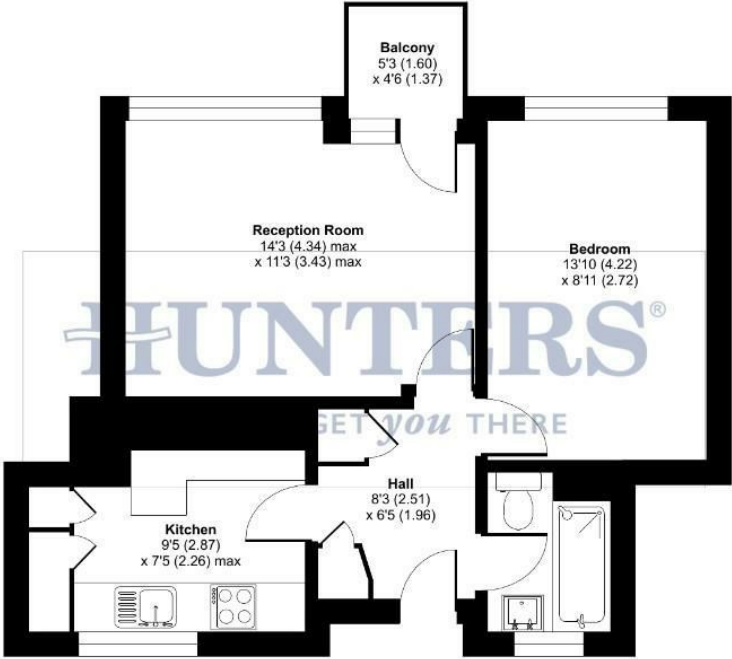
EPC: D

Lease remaining: 103 years

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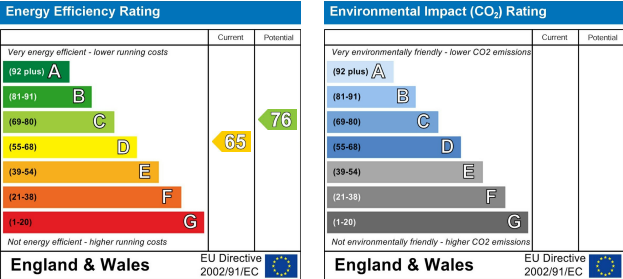
Brinkburn Close, London, SE2

Approximate Area = 462 sq ft / 43 sq m
For identification only - Not to scale



FOURTH FLOOR

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: 1333899



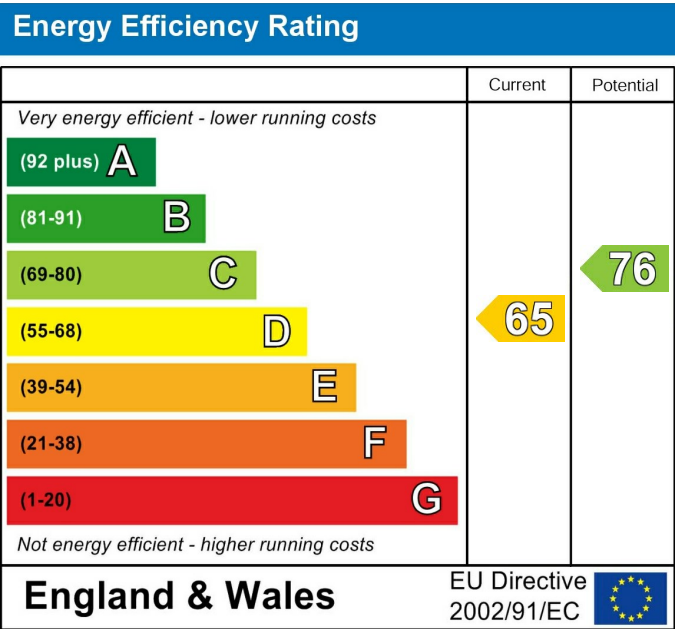
HALL
8'2" x6'5"

KITCHEN
9'4" x 7'4"

RECEPTION ROOM
14'6" x 11'3"

BEDROOM
13'10" x 8'11"

BALCONY
5'2" x 4'5"



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.





