

A three-story brick building with a central tower. The building is constructed from red and brown bricks. It has multiple windows with white frames. The central tower has a small entrance porch with a white door. The building is set against a blue sky with white clouds. There are green bushes in the foreground and other houses visible in the background.

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

12 Sunningdale Close, London, SE28 8QR

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Asking Price £220,000

**Presenting a two-bedroom first-floor flat nestled in a cul-de-sac mere moments from the scenic banks of the River Thames.**

**Upon entering you will find a generously proportioned lounge, ideal for both relaxation and entertaining. Adjacent, discover a kitchen, perfectly suited for culinary endeavors. The family bathroom offers practicality and comfort, while two ample double bedrooms provide peaceful sanctuaries for rest and rejuvenation. Notably, the primary bedroom boasts a small dressing area.**

**Families will appreciate the nearby children's play area, ensuring endless amusement for little ones, while the adjacent Thames Path promises leisurely strolls along the tranquil riverfront.**

**Convenience is paramount with this property, positioned just half a mile from bus stops facilitating swift access to Abbey Wood Station, The Elizabeth Line, Woolwich, Woolwich DLR, and North Greenwich. Additionally, bus links to Bexleyheath, Sidcup, Belvedere, and local hospitals offer seamless connectivity.**

**Education options abound, with schools such as Jubilee, Bishop John Robinson, and Castilion Primary Schools nearby, complemented by the accessibility of Woolwich Polytechnic and Harris Garrard Academy.**

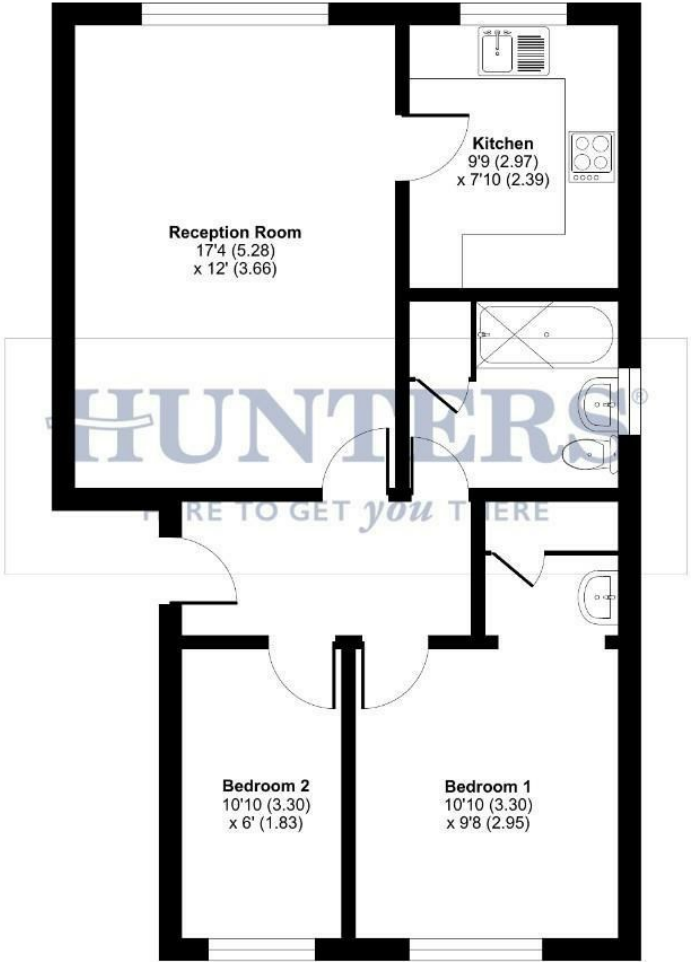
**With no onward chain, this property will make an ideal first time purchase or investment opportunity.**

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000  
abbeywood@hunters.com | www.hunters.com



Sunningdale Close, London, SE28

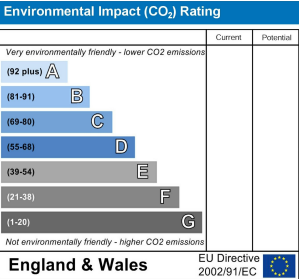
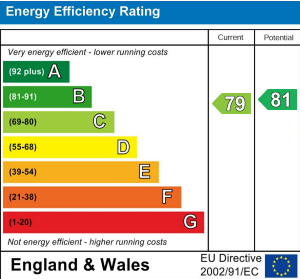
Approximate Area = 627 sq ft / 58.2 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rldhcom 2024.  
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COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE

17'4 x 12'0

KITCHEN

9'9 x 7'10

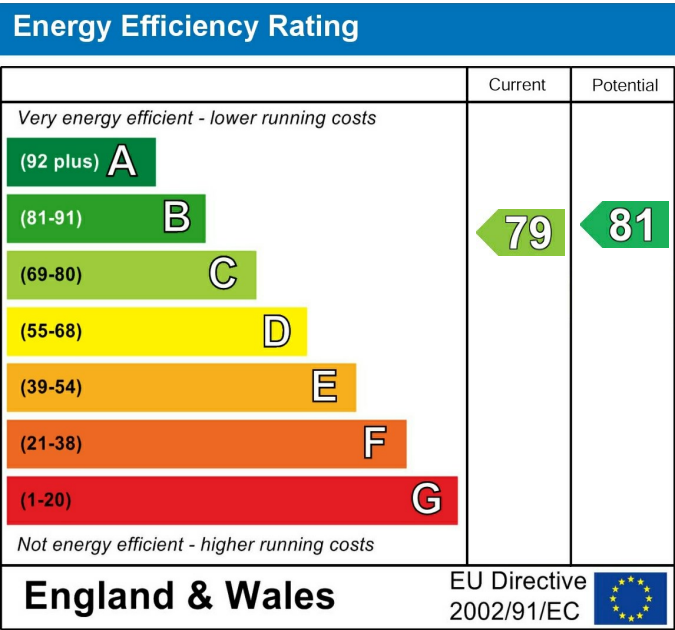
BEDROOM ONE

10'10 x 9'8

BEDROOM TWO

10'10 x 6'0

BATHROOM



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.







