



HUNTERS
FOR SALE

HUNTERS[®]
HERE TO GET *you* THERE

38 Bostall Lane, London, SE2 0NH

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Guide Price £400,000-£425,000

This charming two-bedroom period property offers a perfect blend of comfort and practicality, providing ample space for relaxation. Both bedrooms are generously proportioned, creating peaceful retreats ideal for rest and privacy. The kitchen is thoughtfully designed for both functionality and style, making it the heart of the home—perfect for everyday living or entertaining guests.

The reception room is equally inviting, offering a welcoming space to unwind after a long day or host family and friends. Its warm, homely atmosphere suits both quiet evenings and lively gatherings.

Location is a key highlight of this home. Situated just 0.5 miles from Abbey Wood Station with Southeastern and Thameslink Services in addition to The Elizabeth Line, commuting into central London and beyond is quick and convenient. Families will also appreciate the close proximity to Alexander McLeod Primary School, making the morning school run simple and stress-free. The surrounding area boasts an array of local amenities, while nearby green spaces offer a tranquil setting for walks, outdoor activities, or weekend picnics.

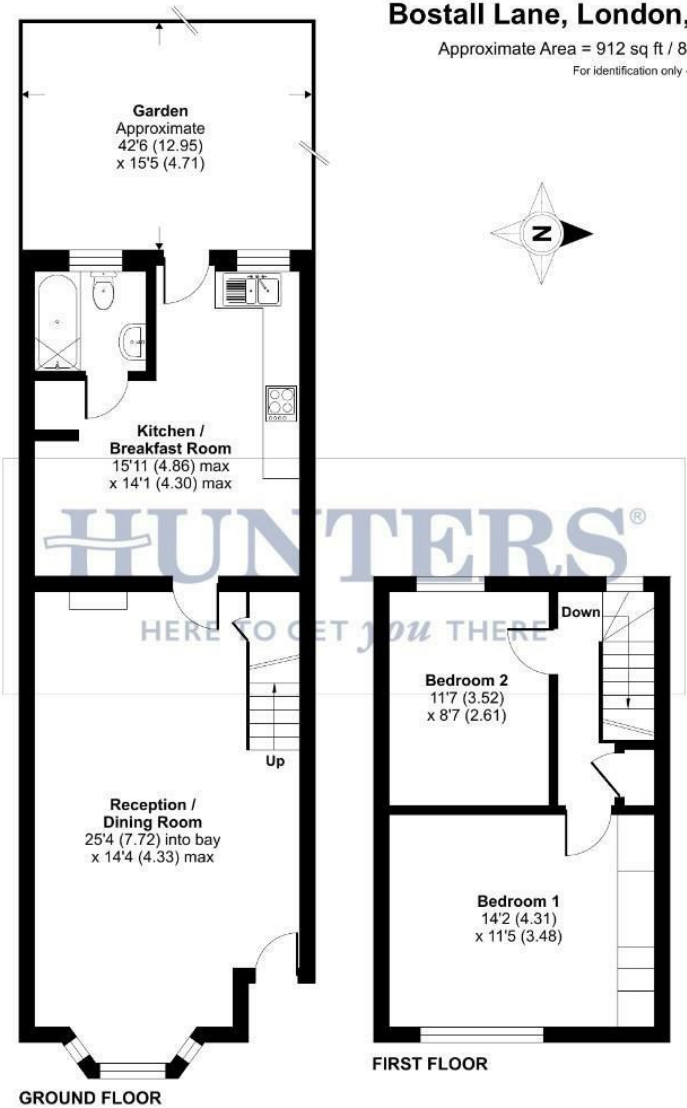
This two-bedroom terraced house presents a fantastic opportunity for buyers seeking a comfortable and well-connected home. With spacious interiors, a practical layout, and excellent access to transport, schools, parks, and local conveniences, it's an ideal choice for families and professionals alike.

Don't miss the chance to make this delightful property your own—contact us today to arrange a viewing!

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Bostall Lane, London, SE2

Approximate Area = 912 sq ft / 84.7 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). © richcom 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath REF: 1272077

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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		

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		

LOUNGE

25'4 x 14'4

KITCHEN/DINER

15'11 x 14'1

BATHROOM

FIRST FLOOR LANDING

BEDROOM ONE

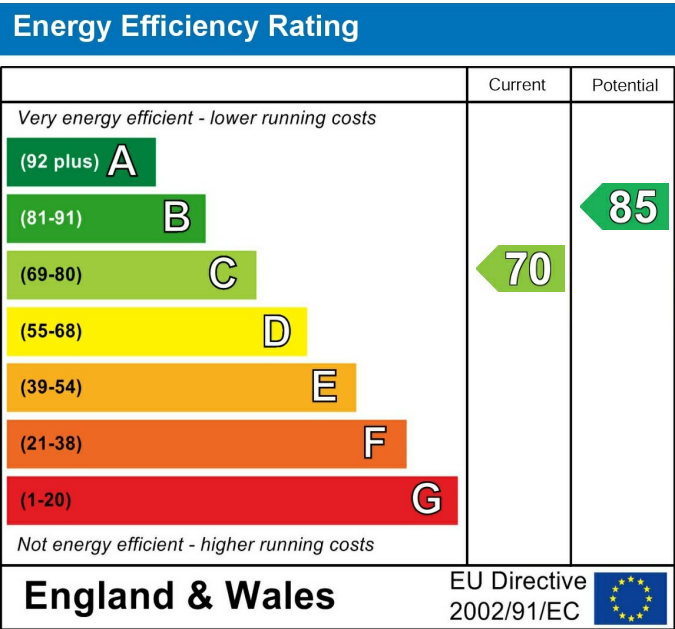
14'2 x 11'5

BEDROOM TWO

11'7 x 8'7

GARDEN

42'6 x 15'5



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.

