



HUNTERS[®]
HERE TO GET *you* THERE

Flat 3 Hurst House Hurst Lane, Abbey Wood, SE2 0AB

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Guide Price £270,000-£280,000

Situated on the popular Hurst Lane Estate, this nicely presented and recently redecorated first floor flat offers comfort and convenience in a popular location with the benefit of a new lease and no onward chain. It features two spacious double bedrooms, providing flexibility for a range of needs. The bright lounge and dining area opens onto a private balcony, ideal for enjoying a morning coffee or unwinding at the end of the day. The kitchen is practical and well laid out for everyday use, while the newly fitted bathroom adds fresh appeal to the property. The flat also benefits from new carpets throughout and a recently installed boiler, enhancing comfort and energy efficiency.

A dedicated storage cupboard/bike store on the ground floor provides useful additional space.

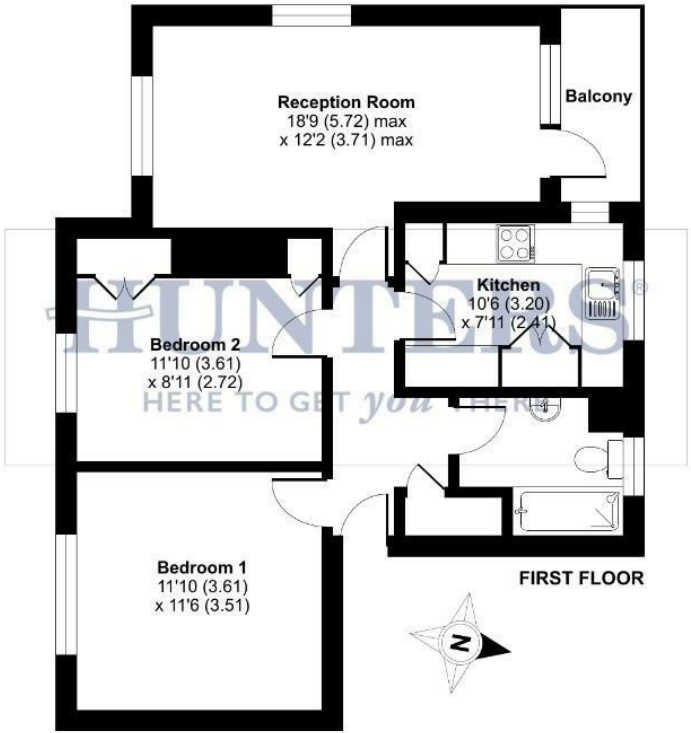
Perfectly positioned, the flat is a short distance from the scenic Lesnes Abbey Woods and its historic ruins, offering a peaceful escape into nature. Abbey Wood Station is just 0.8 miles away, providing Thameslink, National Rail, and Elizabeth Line services to London, Kent, and beyond, while excellent bus routes link you easily to Woolwich, Erith, Bexleyheath, and Thamesmead. The Superloop express bus service to Bromley further enhances its excellent transport connections.

Families will appreciate the close proximity to Bedonwell Infant and Junior School, while local shops, doctors' surgeries, and everyday amenities are all nearby. Offering a comfortable home in a well-connected area, this flat is an excellent opportunity for buyers seeking a move-in-ready property in a desirable location.

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Hurst House, Hurst Lane, London, SE2

Approximate Area = 667 sq ft / 62 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 2025. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1319653

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

COMMUNAL ENTRANCE

BIKE STORE

ENTRANCE HALL

LOUNGE/DINER

18'9 x 12'2

PRIVATE BALCONY

KITCHEN

10'6 x 7'11

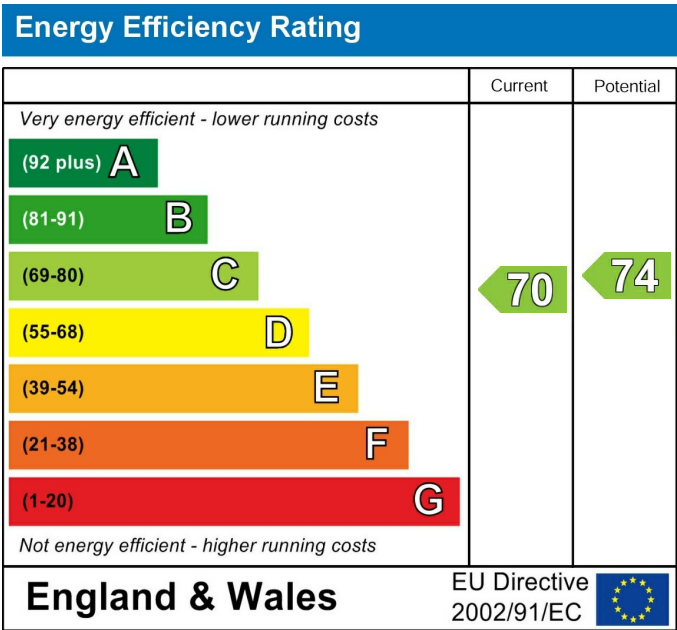
BEDROOM ONE

11'10 x 11'6

BEDROOM TWO

11'10 x 8'11

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.









