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36 Commonwealth Way, London, SE2 0JZ



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Guide Price £475,000 - £500,000

Commonwealth Way is one of those quiet, well-established streets that families tend to put down roots on and this end-of-terrace house from the circa 1930s is a fine example of why. It has the kind of solid, characterful bones that newer builds rarely match, with plenty of room to grow into and make your own.

Inside, the layout is generous and practical. Two reception rooms give you flexibility, while the fitted kitchen leads straight out to a south-facing tiered garden that really comes into its own on sunny afternoons. Because the property backs directly onto woodland, there are no rear neighbours overlooking the garden, just greenery and birdsong, and a genuine sense of privacy that's increasingly hard to come by.

Upstairs there are three bedrooms in total: two comfortable doubles and a single that has just been freshly refurbished and redecorated, making it genuinely ready to use straight away as a child's room, home office, or guest space. A family bathroom with separate WC rounds off the first floor. Side access adds further practicality, making it easy to move between the front and rear of the property without going through the house, useful for everything from bringing bikes in, to garden work. This charming home also offers excellent potential for a loft conversion, subject to the necessary planning permissions and building regulations, providing an exciting opportunity to create additional living space.

Location-wise, it's hard to fault. Alexander McLeod Primary School, rated Outstanding by Ofsted, is just 0.1 miles away, and Lesnes Abbey Woods is close by for weekend walks and open-air recreation. For commuters, Abbey Wood station is a genuine asset. The Elizabeth Line puts the West End, the City, and Heathrow all within straightforward reach, Canary Wharf is around 10 minutes away, Bond Street under 25, and the City is equally accessible, all without needing to change trains.

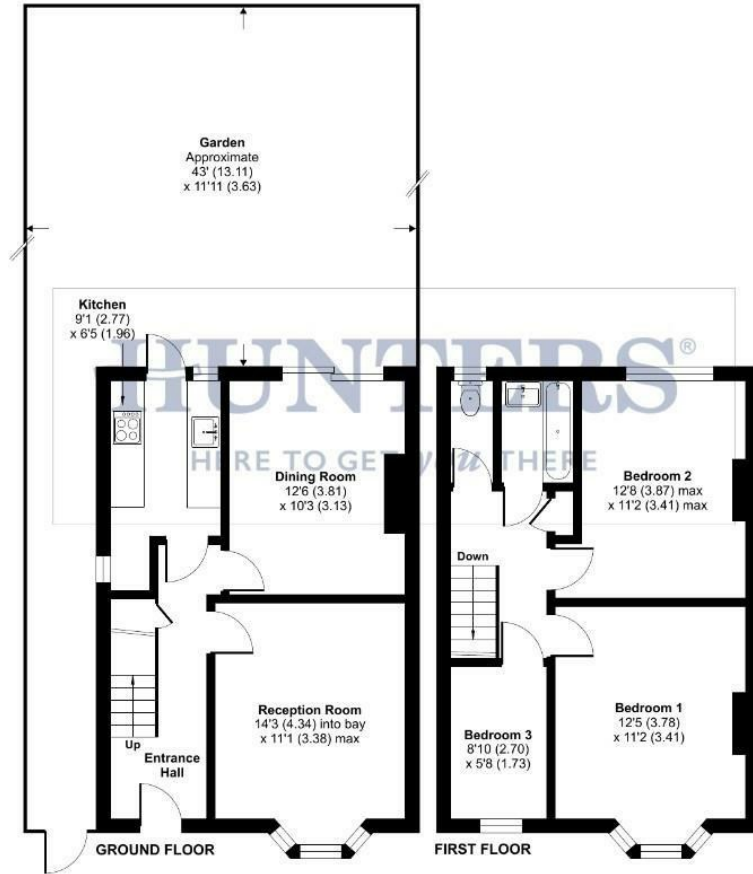
Early viewing is highly recommended.

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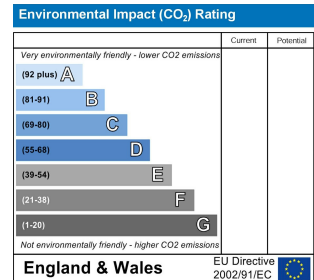
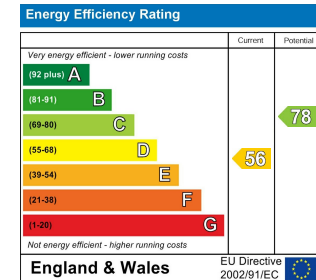
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Approximate Area = 892 sq ft / 82.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richacomm 2025. Produced for Hunters Kent Ltd - Abbeywood & Bevilghath. REF: 1270745



ENTRANCE HALL

RECEPTION ROOM

14'2" x 11'1"

DINING ROOM

12'5" x 10'3"

KITCHEN

9'1" x 6'5"

BEDROOM 1

12'4" x 11'2"

BEDROOM 2

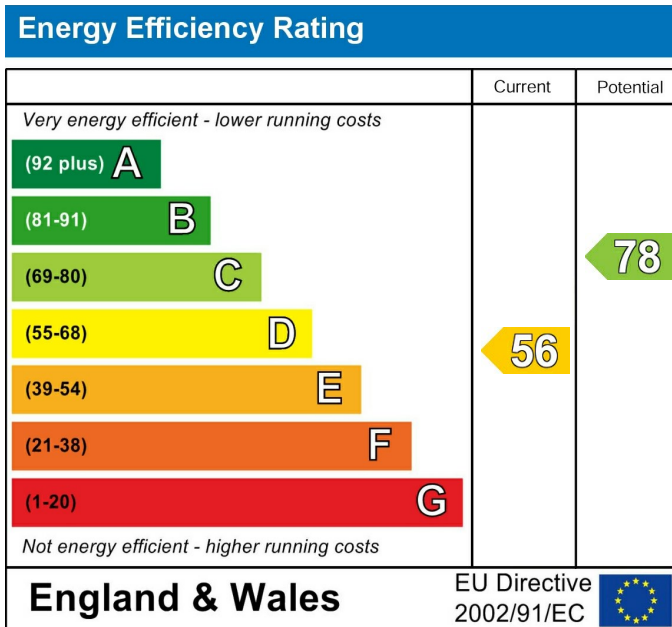
12'8" x 11'2"

BEDROOM 3

8'10" x 5'8"

GARDEN

43'0" x 11'10"



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.









