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Flat 89, Crane Court Wagtail Walk, London, SE2 9FD

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Guide Price £325,000 - £350,000

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Hunters are pleased to bring to market Flat 89 Crane Court, a well presented one bedroom apartment forming part of the popular Southemere development. Constructed only a few years ago, the development continues to attract buyers looking for contemporary, low maintenance living close to excellent transport links.

Inside, the apartment has been finished to a high specification, with underfloor heating fitted throughout and a range of integrated appliances built into the kitchen, creating a smart, streamlined look that carries through into the open plan living and dining area. The double bedroom is generously proportioned and sits alongside a stylish bathroom, finished to match the quality found elsewhere in the property.

Outside space comes courtesy of a private balcony, perfect for those looking to enjoy a bit of fresh air without leaving home, while a concierge service is on hand for residents, adding an extra layer of security and everyday convenience. The property also carries an EPC rating of B, reflecting its strong energy efficiency credentials.

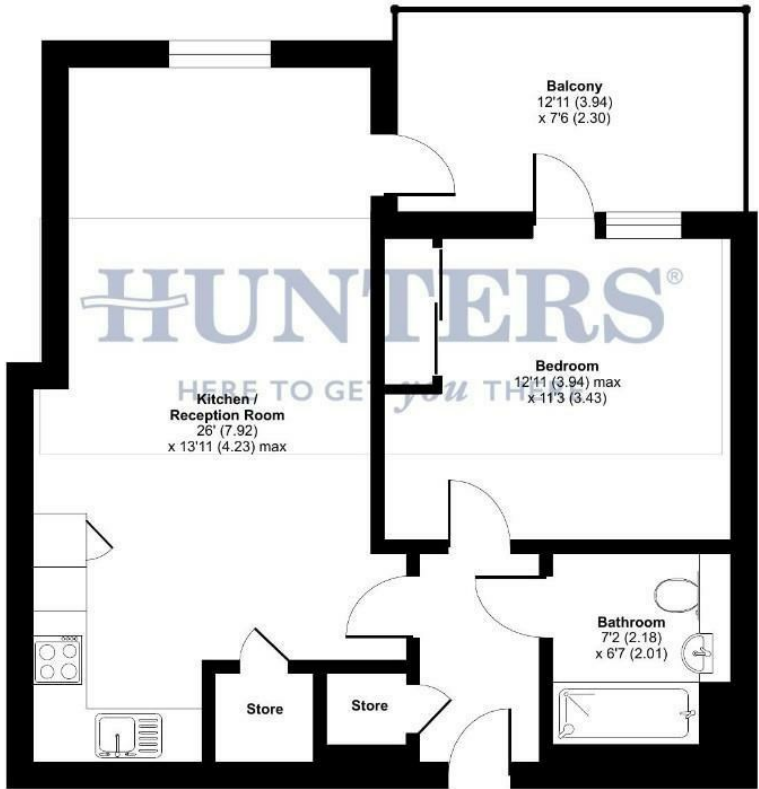
In terms of location, this apartment could hardly be better placed for commuters. Abbey Wood station, home to the Elizabeth Line, is within easy walking distance, offering fast and direct journeys into central London and Canary Wharf, as well as links towards Kent. The wider Abbey Wood area continues to benefit from ongoing regeneration, making this an appealing choice for buyers and investors alike.

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Wagtail Walk, London, SE2

Approximate Area = 570 sq ft / 52.9 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1513603

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(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		

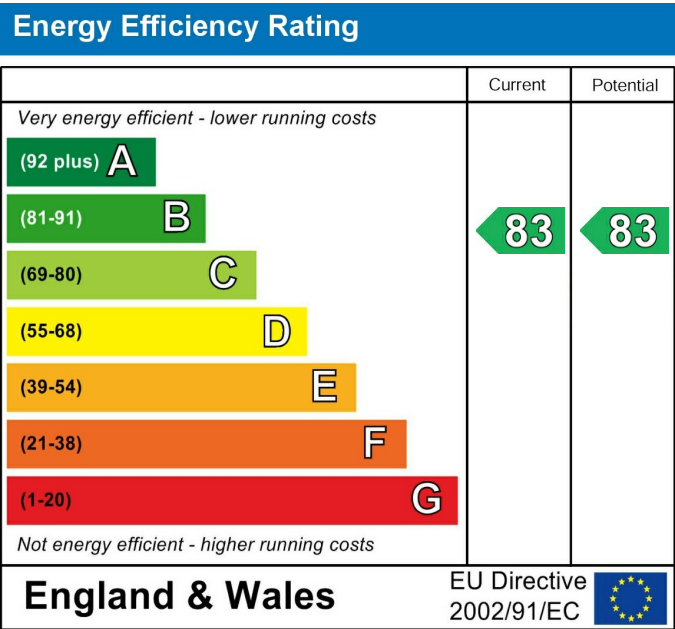
ENTRANCE HALL

BEDROOM
12'11" x 11'3"

BATHROOM
7'1" x 6'7"

KITCHEN / RECEPTION ROOM
25'11" x 13'10"

BALCONY
12'11" x 7'6"



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.





