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HERE TO GET *you* THERE

25 Sydney Road, London, SE2 9RZ

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Asking Price £375,000

Welcome to this captivating two-bedroom period terraced house, brimming with over a century of cherished memories. This home features two reception rooms on the ground floor, providing versatile spaces for relaxation and entertainment. The kitchen, though in need of renovation, offers a blank canvas for customisation and improvement, allowing the new owners to create their dream culinary space. A convenient WC completes the ground floor layout, offering functionality and practicality. Upstairs, two generously sized double bedrooms await, along with a spacious bathroom, providing ample accommodation for comfortable living.

While the property exudes charm, it's important to note that it requires significant renovation work, offering the perfect opportunity to customise and modernise to your taste. With a bit of vision and investment, this property has the potential to be transformed into a modern sanctuary while retaining its historic character.

Step outside to the rear garden, a tranquil oasis awaiting your green-fingered touch or al fresco dining ventures. The garden offers plenty of space for outdoor activities, gardening, or simply relaxing in the fresh air.

Situated in a highly sought-after location, this property boasts close proximity to essential amenities such as Abbey Wood Station which can be found just 0.2 miles away, bus links, schools, and the nearby Sainsbury's Supermarket, ensuring convenience for daily living. Additionally, nature lovers and history enthusiasts will delight in the property's proximity to Lesnes Abbey Wood and its historic ruins, providing a scenic backdrop for leisurely walks and cultural exploration.

Seize the opportunity to transform this piece of local history into your dream home. Whether you're looking to restore its original charm or embark on a full-scale renovation, this property offers endless potential. Arrange a viewing today and begin envisioning the possibilities that await in this historic gem!

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This Hunters business is independently owned and operated by Cross Lettings (London) Limited | Registered Address: 39 High Street, Orpington, Kent, BR6 0JE | Registered Number: 8031164 England and Wales | VAT No: 115 9456 06 with the written consent of Hunters Franchising Limited.

Sydney Road, Abbey Wood, London, SE2

Approximate Area = 1023 sq ft / 95 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (BPM2 Residential). ©rtchecom 2024.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	
	61	

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) 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		
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	61	

EU Directive 2002/91/EC

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STORM PORCH**ENTRANCE HALL****LOUNGE**

13'2 (measured into bay) x 12'5

DINING ROOM

12'2 x 10'4

KITCHEN

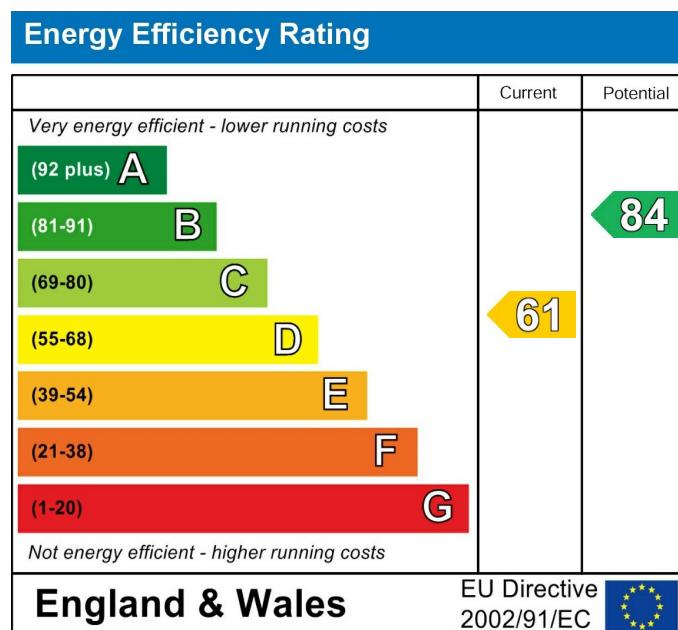
11'6 x 10'

GROUND FLOOR WC**FIRST FLOOR LANDING****BEDROOM ONE**

15'9 x 10'10

BEDROOM TWO

12'2 x 10'5

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.



