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19 Monks Close, Abbey Wood, SE2 0QJ

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# 19 Monks Close, Abbey Wood, SE2 0QJ

## Asking Price £425,000

Located on the ever-popular Monks Close, this well-maintained property offers an excellent opportunity for buyers seeking a home in a convenient, well-connected and sought-after residential location. Although the property would now benefit from some cosmetic updating, it has been very well kept throughout, reflecting careful ownership and providing a comfortable, solid base for a purchaser to personalise over time.

The accommodation is arranged over two floors and comprises a welcoming reception room with views over the rear garden, a separate fitted kitchen, two well-proportioned bedrooms and a family bathroom on the first floor. Externally, the property enjoys a generous private rear garden, ideal for relaxing, entertaining, or for families, with further scope for landscaping or extending subject to planning. Additional benefits include rear access to the garden and a garage.

Monks Close is particularly popular due to its close proximity to the Lesnes Abbey Woods and historic ruins, offering beautiful green open spaces, woodland walks and open parkland just a short distance away — a real highlight of the area. Abbey Wood station is also within easy reach, providing excellent transport connections via the Elizabeth Line, making this an ideal home for commuters. Journey times are impressive, with Canary Wharf reachable in approximately 11 minutes, Liverpool Street in around 18 minutes, Tottenham Court Road in approximately 23 minutes, and Paddington in about 28 minutes, offering swift access across Central and West London.

Local shops, schools and amenities are conveniently located nearby, further enhancing the appeal of this desirable location.

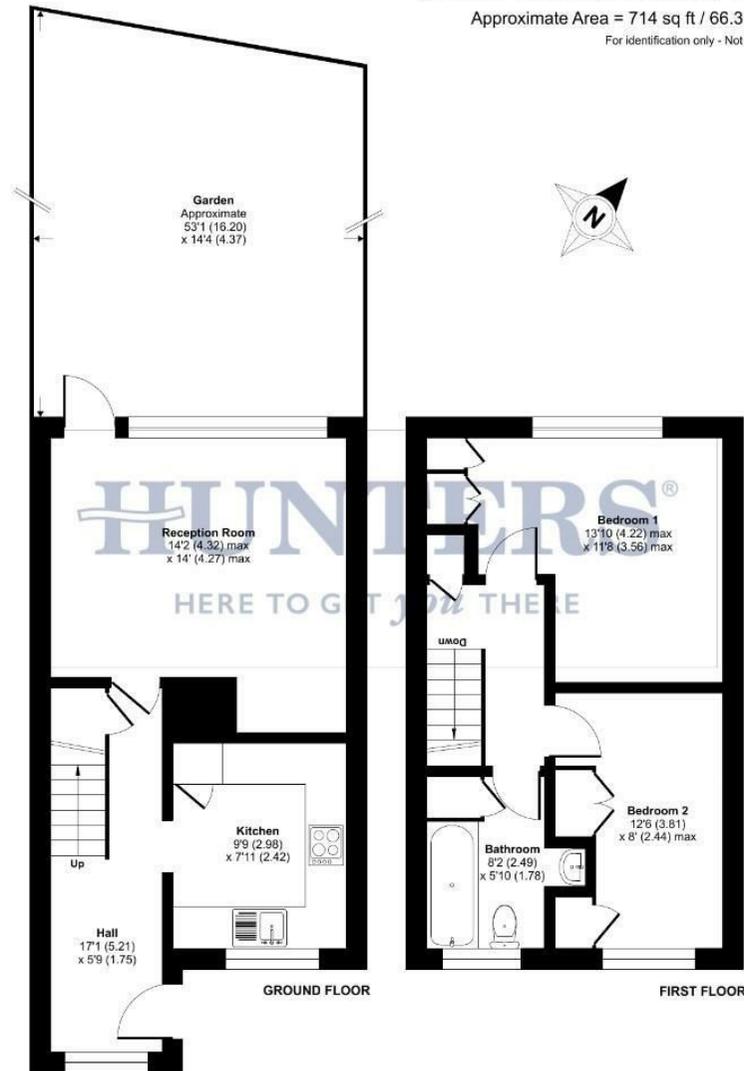
An asbestos management survey has been carried out at the property which identified the presence of asbestos-containing materials typical of properties of this age. The materials are recorded as being in good condition and assessed as very low risk.

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# Monks Close, London, SE2

Approximate Area = 714 sq ft / 66.3 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: 1394396

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		62	80
England & Wales		EU Directive 2002/91/EC	

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

**ENTRANCE HALL**

17'1" x 5'8"

**KITCHEN**

9'9" x 7'11"

**LIVING ROOM**

14'2" x 14'0"

**BEDROOM ONE**

13'10" x 11'8"

**BEDROOM TWO**

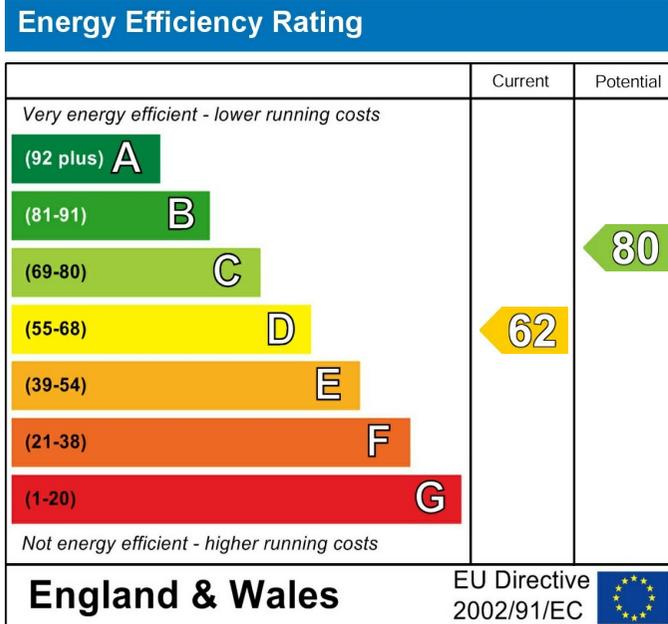
12'5" x 8'0"

**BATHROOM**

8'2" x 5'10"

**GARDEN**

53'1" x 14'4"



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.









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