



## Abbey Wood Road

Abbey Wood, SE2 9NP

Guide Price £280,000



Guide Price £280,000 - £300,000. Situated on the sought after CO-OP ESTATE is this lovely Ground floor conversion apartment with private courtyard garden. Conveniently situated for local amenities, public transport and Abbey Wood Main Line Station incorporating the Elizabeth Line. Rarely available and with accommodation offering private entrance, lounge, kitchen/breakfast room, double bedroom, modern bathroom with separate w.c., entrance lobby and inner hallway. Features to note include double glazing, gas central heating and a beautiful black limestone designed courtyard garden.



VIEW OF PROPERTY FROM ENTRANCE

VIEW OF PROPERTY

ENTRANCE HALL

LOUNGE 14'2" max x 13'5" (4.32 max x 4.09)  
Double glazed bay window to front, radiator, carpet.

DOUBLE BEDROOM 11'11" x 11'6" (3.63 x 3.51)  
Double glazed window to rear, carpet, radiator.

INNER HALLWAY  
Carpet, storage cupboards.

KITCHEN/BREAKFAST ROOM 11'4" x 11'1" (3.45 x 3.38)  
Double glazed bay window to side incorporating sink unit, wall and base units with complimenting work surfaces, built in feature units, space for appliances.

KITCHEN/BREAKFAST ROOM VIEW

VIEW FROM KITCHEN WINDOW

BATHROOM

COURTYARD/GARDEN

COURTYARD/GARDEN VIEW 1

COURTYARD/GARDEN VIEW 2

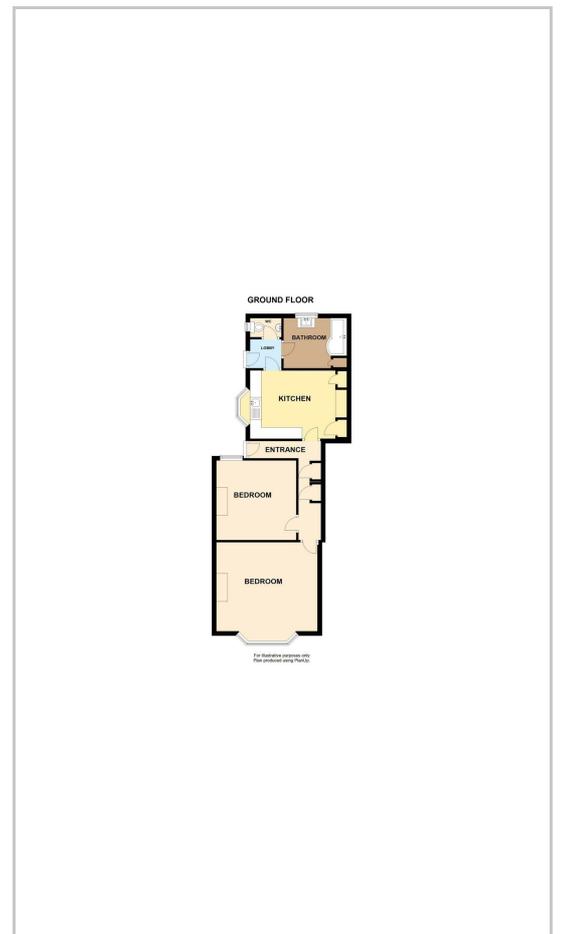
COURTYARD GARDEN VIEW 3

COURTYARD/GARDEN VIEW 4

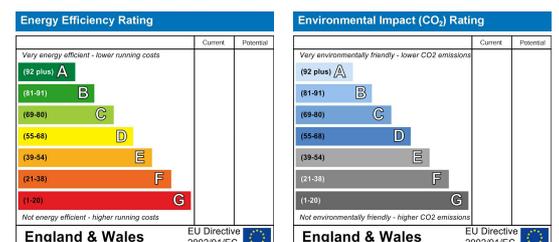
## Area Map



## Floor Plans



## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.