



Yale

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

21 Congleton Grove, London, SE18 7HT

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Guide Price £400,000 - £425,000

£405,000 - £425,000

Introducing a charming two bedroom home on Congleton Grove, SE18, presented in good condition throughout and offering a comfortable blend of modern living and traditional layout. The property features a stylish kitchen/dining room fitted with modern appliances and well-kept décor, leading to a spacious living room that opens onto the rear outdoor space. Upstairs, there are two well-proportioned bedrooms and a contemporary family bathroom, all maintained to a high standard and ready for immediate occupation.

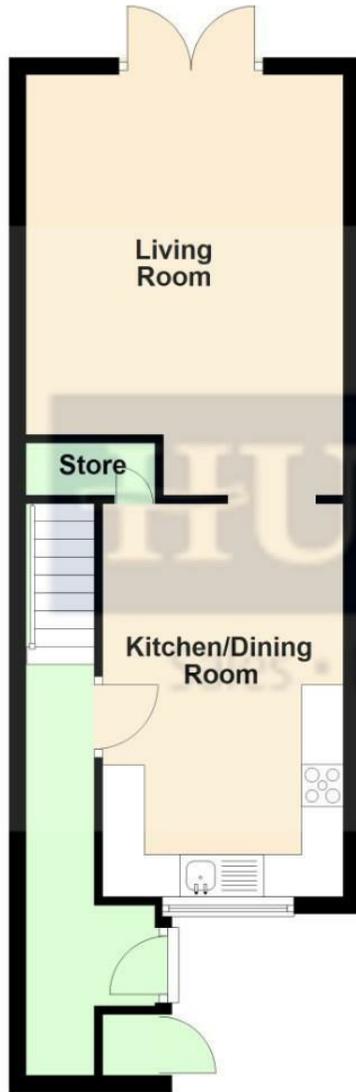
This home is ideally positioned for excellent transport connections. Woolwich Dockyard Station is just a short walk away, providing quick access into London Bridge and Cannon Street, while Woolwich Arsenal offers both National Rail and the DLR for routes into Bank, Canary Wharf and Stratford. The Elizabeth Line at Woolwich has transformed journey times even further, offering fast direct links to central London and Heathrow.

Families will appreciate the selection of reputable schools nearby, all within easy reach and popular within the local community.

With its well-maintained interiors, modern fixtures and superb location close to transport and schools, this property makes an ideal first home or a smart investment opportunity in a highly sought-after part of SE18.

Hunters Abbey Wood 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000  
abbeywood@hunters.com | www.hunters.com

### Ground Floor



### First Floor



HUNTERS  
Lettings • Management

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		
	73	78
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

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		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

**ENTRANCE HALL**

**KITCHEN / DINING ROOM**

15'3" x 9'5"

**LIVING ROOM**

16'4" x 12'4"

**LANDING**

**BEDROOM TWO**

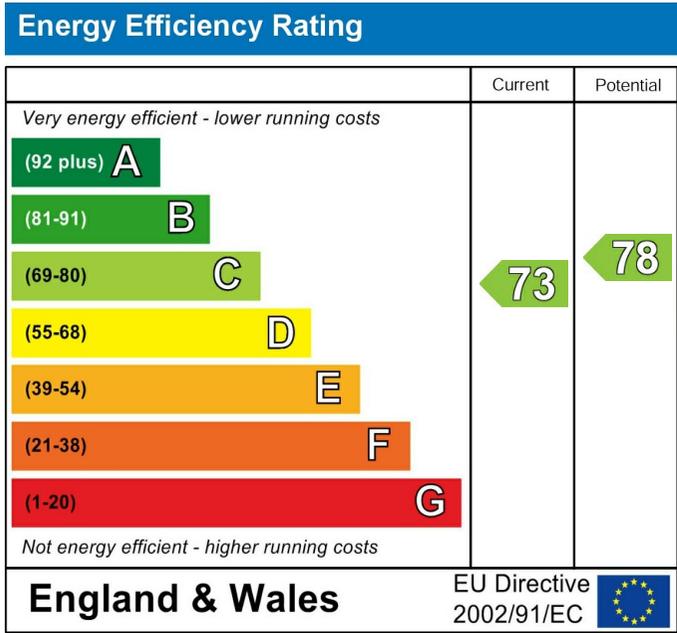
12'7" x 9'10"

**BEDROOM ONE**

10'4" x 9'6"

**BATHROOM**

8'4" x 5'7"



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.

