



## Knee Hill Crescent, , London, SE2 0YP

- GUIDE PRICE £260,000-£270,000
- 0.3 MILES TO ABBEY WOOD STATION / ELIZABETH LINE
- LOUNGE AND KITCHEN
- PRIVATE GARDEN TO REAR
- CLOSE TO AMENITIES AND LESNES ABBEY WOODS

- LOVELY TWO BEDROOM GROUND FLOOR SPLIT LEVEL MAISONETTE
- IDEAL BUY TO LET OR FIRST TIME BUY
- TWO DOUBLE BEDROOMS AND BATHROOM
- DOUBLE GLAZING AND CENTRAL HEATING
- EARLY VIEWING RECOMMENDED

**£260,000 to £270,000 Guide**

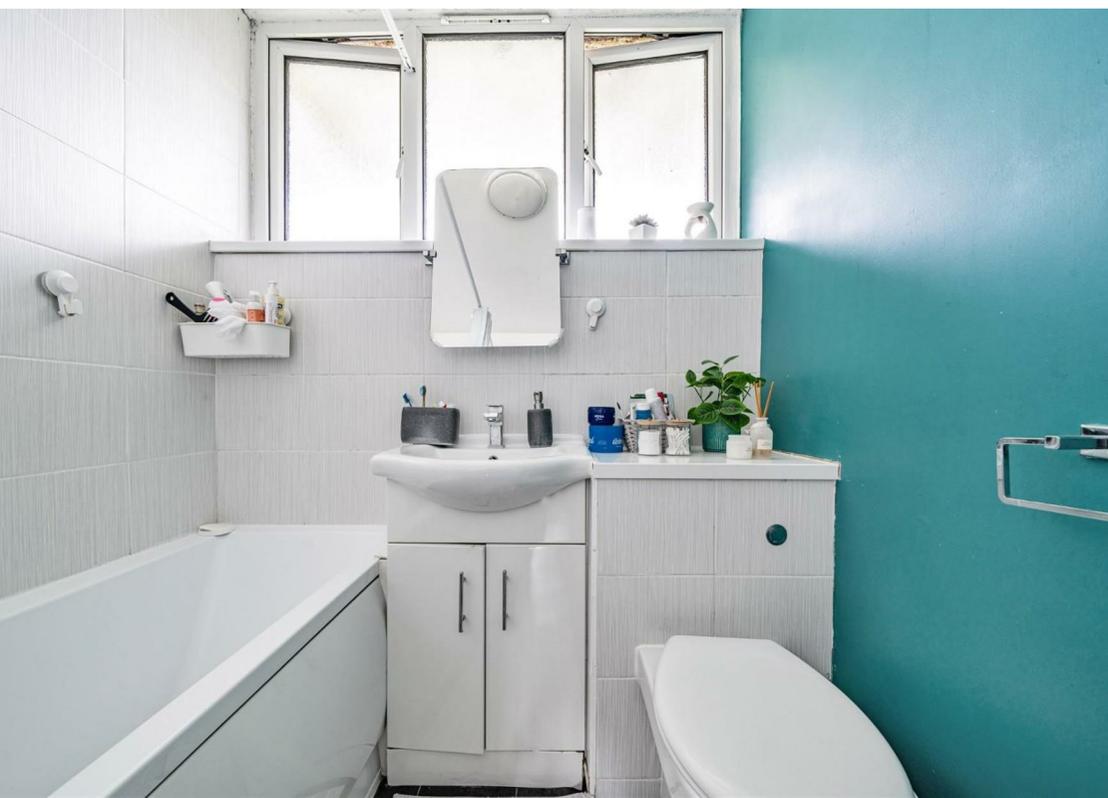
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Knee Hill Crescent, , London, SE2 0YP - Guide Price £260,000

## DESCRIPTION

Situated 0.3 miles from Cross Rail (Elizabeth Line and Abbey Wood Station) is this lovely two bedroom split level maisonette with private garden. The property offers good sized accommodation comprising entrance hall, lounge leading to balcony area leading to private garden, fitted kitchen, two double sized bedrooms and family bathroom. Features to note include double glazing, laminate flooring and carpets and gas central heating. There are local amenities in Abbey Wood Village including new agents, hairdressers, takeaways/restaurants, mini markets and more. Your earliest viewing is strongly recommended. This is an ideal first time buy or buy to let.

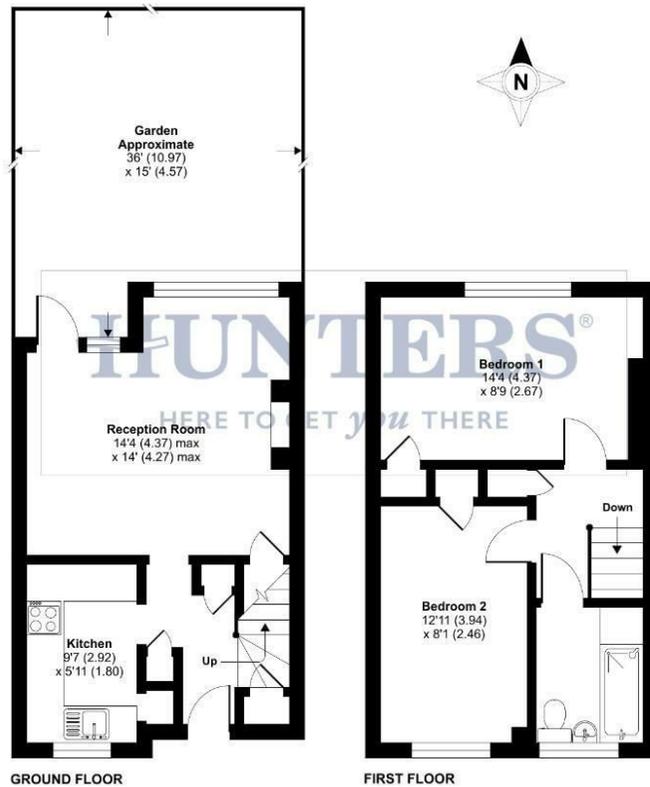




## Knee Hill Crescent, London, SE2

Approximate Area = 665 sq ft / 61.8 sq m

For identification only - Not to scale



RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Hunters Kent Ltd - Abbeywood & Binley Heath. REF: 1000091

### Viewings

Please contact [abbeywood@hunters.com](mailto:abbeywood@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.

