

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Luffield Road

Abbey Wood, SE2 9JN

Guide Price £205,000



Beautifully Presented & Fully Refurbished First Floor Flat. In a Block of Four & Chain Free. Also Boasting 107 Years Remaining On The Lease. Spacious Lounge Diner along with Newly Fitted Kitchen that will Include Fridge Freezer & Washing Machine too. Then there is the Double Sized Bedroom with a Double Wardrobe & the Contemporary Newly Fitted Bathroom. The is New Flooring Throughout the abode as well as Four Separate Storage Cupboards too. The Ground Rent, Service Charge & Buildings Insurance is £627 Per Annum.

The property is Tucked Away in a Quiet Tree Lined Cul De Sac and Conveniently Located to Abbey Wood Train Station.

Call Hunters Estate Agents today to view and we are sure you will not be disappointed!

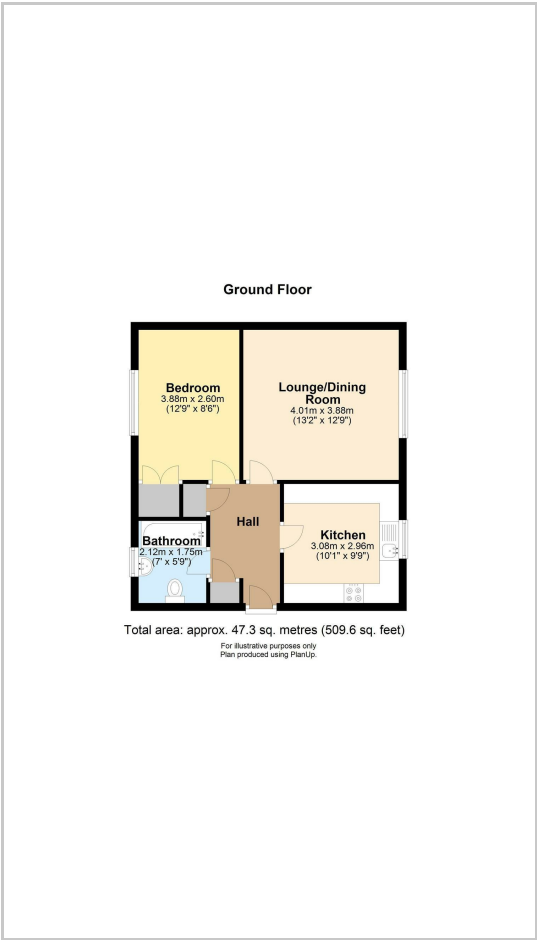


- COMUNNAL ENTRANCE
- COMMUNAL ENTRANCE 2
- COMMUNAL ENTRANCE 3
- COMMUNAL ENTRANCE 4
- HALLWAY
- REVERSE OF HALLWAY
- LOUNGE DINER
- REVERSE OF LOUNGE DINER
- KITCHEN
- REVERSE OF KITCHEN
- BEDROOM
- REVERSE OF BEDROOM
- BATHROOM
- REVERSE OF BATHROOM
- FRONT 2
- VIEW FROM LOUNGE WINDOW
- VIEW FROM BEDROOM WINDOW
- REVERSE OF LOUNGE 2
- REVERSE OF BATHROOM 2

## 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.